

**COROMANDEL TOWNHOME ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 19, 2023**

A meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Wednesday, July 19, 2023, in accordance with the By-Laws.

**Board Members Present:** Barry Cherney, President  
Philip Fine, Treasurer & Secretary

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgmt.  
Morgan Rae Smith, Asst. Property Manager, Braeside Condo Mgmt.

**CALL TO ORDER**

President, Barry Cherney, called the meeting to order at 6:30 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the May 17, 2023 meeting minutes.

Upon motion made by Phil Fine, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Townhome Association

**RESOLVED** to approve the May 17, 2023 meeting minutes.

**PRESIDENT'S REPORT**

Mr. Barry Cherney provided a brief report concerning updates since the last Townhome Association meeting. The moats, soffit and fascia, landscaping, Tuckpointing and caulking remain. The Board would like to get the remaining cords and cables on the bricks/masonry off of the buildings prior to tuckpointing.

Due to the one (1) vacancy position on the Townhome Board of Directors, Mr. Cherney and Mr. Fine discussed the appointment of Mr. Richard Lauter.

Upon motion made by Phil Fine, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Townhome Association

**RESOLVED** to appoint Richard Lauter as a new Townhome Board Member to fill the vacant position.

Richard Lauter spoke briefly about his life and qualifications that could benefit the Townhome Association.

**TREASURER'S REPORT**

Treasurer, Philip Fine, reported that as of June 30, 2023 the total cash reserves were \$215,000. The operating cash balance totaled approximately \$27,000.00. Mr. Fine noted that a check payment for \$83,000.00 to Brightview for the "moats" was signed this month, July 2023, however, was still included in the June 2023 financials.

## 2022 Financial Audit Update & Approval

After reviewing the 2022 Financial Audit from Cantey & Associates, the Board was able to clarify any outstanding matters.

Upon motion made by Phil Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of the Coromandel Townhome Association

**RESOLVED** to approve 2022 Financial Audit from Cantey & Associates as previously discussed.

## MANAGEMENT REPORT

### Tuck Pointing Project –

- 1) Fascia & Garage Frame Painting – Lynval Painting has completed all of the fascia and garage painting.
- 2) Tuckpointing Discussion & Proposals – Jim Landaker & Barry Cherney interviewed three (3) different candidates for the tuckpointing, ProHome 1, Alpha Construction and Weathershield; Jim and Barry agree that Alpha Construction is most reasonable, most qualified, and very eager to complete the work for the Townhome Association. Alpha Construction provided the most thorough proposal, including the exposed rebar in the circle windows that are on the garages.

Upon motion made by Phil Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of the Coromandel Townhome Association

**RESOLVED** to approve the proposal from Alpha Construction to complete the tuckpointing & caulking for all 68 Townhome units in the amount not to exceed \$55,000.00.

Sidewalk & Walkway Repair/Replacements – Week of August 8, sidewalk replacements will begin.

### Landscaping Updates –

Landscape Oversight Committee Chairman, Neil Krupp, spoke about various updates concerning landscaping property wide including the front entrance, the pavers being installed around the various driveway entrances in lieu of the cobbles. The pavers will be as level as possible so as to not interfere with snow removal. It was noted by Steven Perna that these pavers will be under warranty and if there is damage, they will be replaced.

All new plantings that have been installed will be watered by Brightview through the end of the month as a courtesy due to the irrigation system issues.

It was noted that the irrigation system runs Friday nights through Thursday nights, so the landscapers can mow on Friday during the day. If the grounds are too saturated on Friday, the mowing will be postponed to the next Monday to prevent the lawn mowers' indentation tracks in the grass.

## OPEN FORUM

The Board opened the floor to participating homeowners for comments and/or questions.

**EXECUTIVE SESSION**

An executive session was not needed for the Townhome Board of Directors.

**ADJOURNMENT**

Upon motion made by Philip Fine and seconded by Barry Cherney, the meeting was adjourned at 7:14 p.m. The next Townhome Association Board of Directors meeting will be held on Tuesday, August 15, 2023 at 6:30PM via Zoom.

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Board Secretary / Date