

**COROMANDEL TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
August 15, 2023**

A meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, August 15, 2023, in accordance with the By-Laws.

Board Members Present: Barry Cherney, President
Philip Fine, Treasurer & Secretary
Richard Lauter, Director

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 July 19, 2023 meeting minutes.

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 July 19, 2023 Townhome Board meeting minutes.

PRESIDENT'S REPORT

Barry Cherney reports that the tuck-pointing project is going according to plan. Mr. Cherney and Mr. Jim Landaker, who are on the Building Maintenance Committee, have been inspecting the work as Alpha Construction has been progressing. Alpha Construction was directed by Mr. Cherney, Mr. Landaker and management to do some additional caulking work to help better seal various areas.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of July 31, 2023 the total cash reserves were \$219,241.62. The operating cash balance totaled approximately \$29,992.44. Mr. Fine noted that cash flow is slightly low due to all of the maintenance done.

MANAGEMENT REPORT

Tuck Pointing Project –

1. Discussion of Overall spring/summer projects – Mr. Perna reported that the tuck pointing project is moving forward as expected. The Building Maintenance Committee has been working hard to provide oversight for the project.

Sidewalk & Walkway Repair/Replacements – Mr. Perna reported that the work for the sidewalks has been completed by M&J Paving. There are a few areas that homeowners brought to management's attention.

Landscaping Updates – Landscape Oversight Committee Chairman, Neil Krupp, provided an update for the various landscape items. Today, August 15, the Landscape Oversight Committee members met with the

Brightview property managers, Joel and Tom, to discuss various issues including weeds and enriching/improving turf appearance. Mr. Krupp noted that the new organic formula for weed treatments is not as effective and Brightview and the Landscape Oversight Committee will be looking into new solutions for this. Mr. Perna also noted that the irrigation system is still being worked on by Ayala Irrigation, but irrigation should resume as of the end of the week.

Townhome Area Exterior Lighting Discussion – Mr. Perna discussed adding some additional ambiance lighting within the trees in various areas throughout the townhomes as well as by the front entrance fountain. Mr. Landaker suggested using “dusk to dawn” lights that are sensor activated for near the garages or by the patios.

Common Area Drain Line Rodding – Sanitary sewer rodding is Wednesday, August 23 and Thursday, August 24 and will be performed by M&C Services and will service 331-427 Milford, less 401-407 Milford, as this group was done in April 2023.

2023 Election Discussion – The Board reviewed the 2023 Election Material and approved to send out the preliminary election material to all Townhome owners.

2024 Budget Discussion – Mr. Perna noted that there is not much that can be discussed for the Townhome 2024 budget as the Umbrella Board needs to solidify their budget first. Mr. Perna also noted that the insurance premium for 2023-2024 American Family Insurance will be paid in full which will save the Association over \$5,000.00.

RESIDENT 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 Richard Lauter and seconded by Phil Fine, the meeting was adjourned at 7:08 p.m. The next Townhome Association Board of Directors meeting will be held on Tuesday, September 12, 2023 at 6:30PM via Zoom.

Board Secretary / Date