

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING
August 22, 2023**

A meeting of the Board of Managers of the Coromandel Condominium Association was held via video conference on Tuesday, August 22, 2023 in accordance with the By-Laws.

Board Members Present: Howard Katz, President
Frank Glickman, Vice President
Thomas Schmiedigen, Treasurer
Sylvia Dresser, Secretary
David Buffen, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express INC
Homeowners

HOMEOWNER FORUM

Management opened the meeting to homeowner questions and/or concerns.

CALL TO ORDER

The meeting was called to order at 6:37 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the minutes from the July 25, 2023 meeting. Frank Glickman amended changes to future minutes to state the following: Board of Directors – change to Board of Managers; Management Report – change to Management/Board Report. Changes requested to the minutes are as follows: RCL Garage – Management and Board Members gave report; Thomas Schmiedigen gave Treasurer’s Report.

Upon motion made by Howard Katz, seconded by Thomas Schmiedigen and unanimously carried, the Board of Managers of the Coromandel Condominium Association

RESOLVED to approve the minutes from the July 25, 2023 meeting as amended.

TREASURER’S REPORT

Treasurer, Thomas Schmiedigen reported that as of July 31, 2023, the operating income was on budget and with a variance of \$816 due to cable income. Operating expenses were lower than budgeted at \$10,399. Operating net income was \$9,582 above budget.

Total reserve income was \$51,155 and reserve expenses were \$65,941. In July, there were a few one-time expenses such as the annual fire and safety inspection, wood beams repairs, roof inspections and parking garage water infiltration study.

MANAGEMENT/BOARD REPORT

401-422 Garage Power Washing Issue – Management gave an update on the two (2) incident reports from Deerfield Fire Department from the garage power washing issue and carbon monoxide reading.

Roof Project Updates – Management updated the Board on the timing of completion of the roof project and the landscape repairs the roof vendor is paying for.

RCL Garage Water Penetration Project – Management and the Board gave an update on the informational progress of the project.

Front Entry Way Beam Repair Proposal – Management gave an update on the beam repairs.

Window Washing – Management gave an update on the window washing project.

Landscape – Management stated the Landscape Beautification committee is starting to meet and should have input within the near future.

Dryer Vent Cleaning Updates – Management gave an update on the cleaning.

2024 Budget – Management stated the Umbrella Board is going to meet next Tuesday, August 29, 2023 to discuss the budget so that the information can be added to the Condo 2024 proposed budget.

2023 Annual Election – Will be held on Tuesday, November 28, 2023, at 6:30 p.m. There are three (3) positions up for election this year.

HOMEOWNER FORUM

The Board opened the meeting for homeowners' questions and/or concerns.

ADJOURNMENT

Upon motion made by Howard Katz, seconded by Thomas Schmiedigen and unanimously carried, the Board of Managers of the Coromandel Condominium Association

RESOLVED to adjourn the open meeting at 8:22 p.m. with no further business to discuss.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date