

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF MANAGERS/DIRECTORS MEETING  
September 19, 2023**

A meeting of the Board of Managers/Directors of the Coromandel Condominium Association was held via video conference on Tuesday, September 19, 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.  
Lisa Geniesse, Recording Secretary, Desktop Express INC  
Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the August 22, 2023 meeting.

Upon motion made by David Buffen, seconded by Frank Glickman and unanimously carried, the Board of Managers/Directors of the Coromandel Condominium Association

**RESOLVED** to approve the minutes from the August 22, 2023 meeting as presented.

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of August 31, 2023, the operating income was \$139,367 which is higher than budgeted. Operating expenses were \$186,202 with the main expenses being \$6,800 for insurance premiums, \$17,242 for water/sewer, \$7,576 for electric and \$1,200 for accounting/audit. If the Operating account continues the trend, the End of Year numbers will be within budget.

The Reserve account is at \$2,943,833 which includes CDs and interest-bearing accounts. The Reserve income was \$66,424 and reserve expenses were \$319,630 with most of the expense being the roof project which should be completed by October 2023.

2024 Budget Discussion – Thomas stated that Management and the Board are working on the 2024 budget. Management will have the proposed budget to be approved by the Board to be distributed to homeowners at the next Board meeting.

**MANAGEMENT/BOARD REPORT**

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

Roof Project Updates – Management gave an update on the roof project.

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

2023 Window Replacement – Management gave an update on the window replacements.

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

2023 Liaison – Management asked the Board for thoughts on finding residents who are willing to function as building liaisons to help with any items needed, primarily with communications within the community.

Tax Re-assessment Update – Management gave an update on the Tax Re-assessment.

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

Decs and By-Laws - Management also discussed updating the Decs and By-Laws with the Board.

Pet Sticker Discussion – Management and the Board discussed a possible pet magnet to have on the door frame of each unit. In case of emergencies, it will communicate that there are pets in that unit.

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 Frank Glickman, seconded by David Buffen and unanimously carried, the Board of Managers/Directors of the Coromandel Condominium Association

**RESOLVED** to adjourn the open meeting at 7:51 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date