

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 29, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, August 29, 2023 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Frank Glickman, Vice President
Sylvia Dresser, Secretary
Howard Katz, Treasurer
Thomas Schmiedigen, Director
Barry Cherney, Director
Stuart Packer, Director

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

CALL TO ORDER

President Philip Fine called the open 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 minutes from the August 1, 2023 meeting. Stuart Packer asked about the Treasurer's Report. Management will revisit the financial report and make changes as necessary.

Upon motion made by Stuart Packer, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the minutes from the August 1, 2023 meeting as corrected.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of July 31, 2023 there was a total of \$23,386 in the Operating account and a total of \$507,386 in the Reserves account. Expenses for the month were \$75,419, which was over budget by \$3,312. The Year-to-Date Expenses total \$543,795, which was under budget by \$6,559.

2024 Budget – Howard stated that the budget committee met and will have a presentation at the September 6, 2023 meeting for the Board and homeowners. Once it has been approved, the budget will be mailed out to all the homeowners.

MANAGEMENT REPORT

Committee Reports

Irrigation committee – Sylvia Dresser had no updates, but Management gave an update to the Board on the irrigation system.

Ring Road Committee – Barry Cherney and Frank Glickman gave an update to the Board.

Landscape oversight– Barry Cherney gave an update on the landscape oversight committee.

Landscape Beautification Committee – Beryl Cherney and Susan Thompson gave an update to the Board on the Beautification Committee.

Ring Road Replacement Project and Pavers – Management and the Board gave an update on the project and engineers that were recommended as consultants to the project.

Tree Removal Services Update – Management gave an update on the SavATree proposal. Management is going out for other bids as well.

Decs and By-Laws Update – Frank Glickman gave an update on the Declarations and By-Laws.

Ring Road Safety Discussion – Management gave an update about the safety reminders sent to homeowners.

Clubhouse/Fitness Room/ Pools Update – Management gave an update on the Fitness Room and clubhouse upgrades.

2024 Annual Election (Manor Homes) – Management brought up that there is a date change needed on the call of notice for the annual election.

Upon motion by Barry Cherney, seconded by Stuart Packer and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve date change on the call of notice for the annual election to Monday, October 30, 2023, for mailing.

Ring Road Committee Appointment

Upon motion by Barry Cherney, seconded by Philip Fine and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to appoint Stuart Packer to the Ring Road Committee

Manor Home Meeting

Upon motion by Philip Fine, seconded by Stuart Packer and carried with a 6-1-0 vote, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve to present written questions to attorney Mike Kim and have a one-hour meeting with Mike Kim to present his answers.

OPEN FORUM

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

ADJOURNMENT

Upon motion by Barry Cherney, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 7:32 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date