

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 26, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, September 26, 2023 in accordance with the By-Laws.

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

Board Members Absent: Thomas Schmiedigen, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
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 29, 2023, meeting.

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

RESOLVED to approve to change an item under the approval of minutes from the August 29, 2023, meeting.

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

RESOLVED to approve the minutes from the August 29, 2023, meeting as amended.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of August 31, 2023, there was a total of \$23,153 in the Operating account and a total of \$531,445 in the Reserve account. Expenses for the month were \$105,947, which was over budget by \$33,833 with the majority being \$17,000 for pruning and \$17,000 for irrigation and sprinkler repairs.

2024 Draft Budget – Budget committee met to review the budget. Once complete, the draft budget will be approved by the Board and then sent to homeowners for approval.

MANAGEMENT REPORT

Manor Home Questions for Attorney Discussion – Management reported the attorney will put together some dates that will be presented to the Manor Homeowners for a meeting. Board members are invited to attend and listen to the meeting.

Committee Reports

Irrigation committee – Sylvia reported that the committee is waiting to sit down with Ayala; Brightview will be included in this meeting.

Ring Road Committee – Management and Frank Glickman gave an update to the Board. There were proposals from two engineering companies, waiting to get a third proposal.

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

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

Concrete replacement

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

RESOLVED to approve the M&J proposal for concrete removal of sidewalk and replacement in the amount of \$35,062.

Decs and By-Laws Update – Management and Frank Glickman gave an update to the Board.

Clubhouse/Party Room Etiquette – Management reminded homeowners to be respectful and share the party room with all while it is open unless it is reserved. Groups using the clubhouse for card games, etc., must clean up after themselves. Warnings will be issued, and then possibly a fine if the clubhouse is not cleaned up properly.

Ring Road Safety Discussion – Management wanted to remind homeowners to use the walkways and not walk in the street for safety.

2024 Annual Election (Manor Homes) – Management gave an update for the annual election for Manor Homes.

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 7:24 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date