

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 25, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Wednesday, October 25, 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

Board Members Absent: Stuart Packer, 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 September 26, 2023 meeting.

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 minutes from the September 26, 2023 meeting as presented.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of September 30, 2023 there was a total of \$8,509 in the Operating account and a total of \$422,836 in the Reserves account. Expenses for the month were \$62,309, which was under budget by \$10,577.

2024 Budget

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

RESOLVED to approve the 2024 Proposed Budget for distribution to homeowners.

MANAGEMENT REPORT

Committee Reports

Sylvia Dresser went over committee responsibilities, including that committees are responsible to the Board of Directors, and make recommendations that will be approved by the Board with the budget constraints in mind.

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

RESOLVED to approve to change the Landscape Beautification Committee name to Planting Advisory Committee.

Irrigation Committee – Sylvia Dresser and Management gave an update to the Board. Repairs continue to be made as necessary. The committee will meet with Andy Ayala soon.

Ring Road Committee – Barry Cherney and Frank Glickman gave an update to the Board. The committee is looking at civil engineers to assist with the project.

Planting Advisory Committee – Beryl Cherney and Susan Thompson gave an update to the Board. The committee has done property walks and made lists of areas that need attention, including common areas as well as areas specific to condos, townhomes, and manor homes.

Landscape oversight– Barry Cherney gave an update on the landscape oversight committee. This committee has been working with Brightview on issues that were not done according to contract.

Tax Reassessment Update – Management stated the tax reassessment for the Manor Homes was reviewed and will not be submitted as it would not necessarily lower taxes.

Sidewalk/Walkway Replacement Update – Work is complete, and the vendor removed framing. There were about ten (10) extra squares that the Board didn't have to pay for.

2024 Annual Election

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

RESOLVED to approve the election materials for the Manor Homes as corrected.

OPEN FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:29 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date