

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 30, 2024**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, January 30, 2024 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 Management
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express
Homeowners

CONFIRMATION OF QUORUM

The meeting was called to order at 6:30 p.m. A quorum of Board members was present.

APPROVAL OF MINUTES

The Board reviewed the minutes from the October 25, 2023 meeting. Frank Glickman wanted to remind the homeowners that the recordings from the previous board meetings are available through Management.

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

RESOLVED to approve the minutes from the October 25, 2023 meeting as presented.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of December 31, 2023, there was a total of \$17,073 in the Operating account and a total of \$440,243 in the Reserves account. Expenses for December were a total of \$57,816 which was under budget by \$24,780.

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

RESOLVED to approve Cantey and Associates to perform the 2023 audit.

MANAGEMENT/BOARD REPORT

Committee Reports

Irrigation Committee – Sylvia gave an update to the Board about the irrigation system.

Ring Road Committee – Frank and Barry gave an update to the Board about Ring Road status.

Landscape Oversight - Barry and Management gave an update to the Board.

Condominium Dormant Pruning Proposal

Upon motion made by Frank Glickman, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve the condominium dormant pruning in the amount of \$10,530.

Tree Care Proposals/Discussion

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

RESOLVED to approve Brightview proposal in the amount of \$20,850 with the additional 10 tree removals with stumps.

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

RESOLVED to approve SavATree 2024 Dutch elm disease treatments and emerald ash borer treatments in the amount of \$9,669.

Indoor Pool Water Fountain Replacement – Management asked the Board for guidance to move forward with the replacement of the water fountain.

Dog Rules/Discussion – Management wanted to remind the homeowners to be mindful of other pet owners and make sure to clean up after their pets.

OPEN FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:39 p.m. with no further business to discuss.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date