

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23, 2024**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, January 23, 2024, 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.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express INC
Homeowners

CONFIRMATION OF QUORUM

The meeting was called to order at 6:31 p.m. A quorum of the Board was present.

APPROVAL OF MINUTES

The Board reviewed the minutes from the October 19, 2023, meeting.

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

RESOLVED to approve the minutes from the October 19, 2023, meeting as presented.

TREASURER'S REPORT

Treasurer, Thomas Schmiedigen reported that as of December 31, 2023, there was a total Operating Income of \$133,560 and a total Reserves expense of \$157,544. The ending budget of 2023 was finished within budget. There is a total of \$2,494,000 in our Reserve account which are generating interest in each bank account.

2023 Audit/Financial Compilation Contract – Frank Glickman gave an update on the 2023 audit/compilation contract.

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

RESOLVED to approve the proposal from Cantey Associates for the 2023 audit/compilation.

MANAGEMENT/BOARD REPORT

Garage Water Project – Frank Glickman gave an update to the Board and Management on the bids received for garage water project.

Tax Reassessment Update – Management gave an update to the Board that the reassessment has been filed and is waiting to get information back.

Dog Protocols/Reminders – Frank Glickman gave a reminder to homeowners about the Association's dog protocols.

Emergency Pet Magnet Update – Management reported that there are pet magnets available for pick up in the office which will notify first responders that there is a pet in the unit. An updated pet registration form filled out first is needed.

Resident Directory Discussion – Sylvia Dresser brought up the idea of having a resident directory inside the building for other residents; for example, in cases of perishable packages received at the building. As no one seemed to want this, the idea was shelved.

Plumbing Work – Management reported that there is some plumbing work happening within the next week, including tomorrow and there will be email notifications from Management sent to the affected homeowners.

OPEN FORUM

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

ADJOURNMENT

Upon motion made by David Buffen, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to adjourn the meeting at 8:01 p.m. with no further business to discuss.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date