

**COROMANDEL TOWNHOME ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
September 10, 2024**

**The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, September 10, 2024 in accordance with the By-Laws.**

**Board Members Present:** Barry Cherney, President  
Philip Fine, Treasurer  
Richard Lauter, Secretary

**Also Present:** Steven Perna, Property Manager, Braeside Comm. Mgt.  
Morgan Smith, Asst Property Manager, Braeside Comm. Mgt.  
Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m. by Barry Cherney, Board President.

**ROLL CALL**

Roll call was taken, and a quorum of the Board was established.

**APPROVAL OF THE MINUTES**

The August 13, 2024 meeting minutes were presented.

Upon motion by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVED** to approve the August 13, 2024 meeting minutes as corrected.

**PRESIDENT'S REPORT**

President, Barry Cherney did not have much to report but everything is moving right along and is pleased with how the property looks. Mr. Cherney also announced that the Townhome Board will be hosting a Meet & Greet to meet your Board and your Neighbors on Sunday, September 29, 2024. An e-mail notification was sent out earlier today with more information.

**TREASURER'S REPORT**

Treasurer, Philip Fine, reported that as of August 31, 2024 cash \$11,437.53 and reserves total \$212,909.45. Both totals are down but everything has been paid up and the Association is in good shape. The only item the Association must save for at this point is for the replacement of the driveways in a few years.

**MANAGEMENT REPORT**

The management report was reviewed as presented.

**2025 Draft Budget Approval to Send to Owners**

The Townhome 2025 Draft Budget was presented to the Board for approval to send to the Townhome owners. Mr. Perna noted that the reserve contribution has been increased to help fund future projects. The total increase is approximately 4% per Townhome unit and this is due to the increase in the Umbrella budget.

Upon motion by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVED** to approve the 2025 Draft Coromandel Townhome Association Budget as presented contingent upon the approval of the Umbrella budget to send to all Townhome owners.

**2024 Annual Election**

The Annual Election forms as presented to the Board will be sent out to all Townhome owners following the distribution of the candidate forms at the beginning of October. Mr. Perna noted that for next year's election

that the Association's will be investigating switching to Absentee Ballots in lieu of Proxies, which needs to be implemented 120 days before the election.

#### Unit Rentals/Annual Rental Fees

President, Barry Cherney, began the discussion of the possibility of instilling an annual rental fee for each rental unit. The reasoning behind this is to deter absentee owners and have owners reclaim some pride in their units. The idea would be that the rental fees obtained would be directly deposited into the Townhome reserve account to provide a cushion for a repair fund.

#### Landscape/Irrigation Update

Slit seeding was completed a couple of weeks ago. The slit seeding seems to be taking effect especially with the new irrigation cycle. Mr. Perna reported there are a couple of main breaks, and the irrigation system is off until tomorrow, September 11. There are some issues that management and the Board have been working with Ayala Irrigation on for the timing cycles in each irrigation zone. This is an on-going issue that everyone is working diligently to resolve.

#### Road Repairs Updates

The Manor Home cul-de-sac repaving project has been completed and the cost was less than expected. Next year, the expectation is the Umbrella Board will have the Clubhouse parking lots, all Condo parking lots and most emergency paver areas completely repaved. In 2026, the hope is to have the remainder of the Ring Road repaved as well.

Mr. Perna briefly discussed the Condominium Association's Garage Water Infiltration Project which will affect common areas between the 431-432 and 441-442 Kelburn condo buildings. This is just South of the 501-507 Kelburn Townhomes. There is no hard start date yet, but management expects this project to begin within the next 1-2 weeks.

#### **RESIDENT OPEN FORUM**

The Board opened the meeting for homeowner comments and/or concerns at 7:09 p.m. No residents made any comments.

#### **EXECUTIVE SESSION**

No executive session was needed.

#### **ADJOURNMENT**

Upon motion by Richard Lauter, seconded by Phil Fine and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVED** to adjourn the meeting at 7:10 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, October 8, 2024 at 6:30pm.

Respectfully submitted,

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Board Secretary / Date