

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 24, 2024**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held on Tuesday, September 24, 2024, via video/teleconference and in accordance with the By-Laws.

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

**Board Member Absent:** Julie Rogers, Director

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgt.  
Morgan Smith, Assistant Property Manager  
Lisa Geniesse, Recording Secretary, Desktop Express  
Homeowners

**CALL TO ORDER**

The meeting was called 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 August 27, 2024, meeting minutes.

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

**RESOLVED** to approve the August 27, 2024, meeting minutes as presented.

**PRESIDENT'S REPORT**

President, Phillip Fine reported that everything is going great.

**TREASURER'S REPORT**

Treasurer Howard Katz reported that as of August 31, 2024, the total Operating Fund had \$25,070 and the total Reserves had \$233,365. Total expenses were \$105,595 and the budget was \$112,358 so expenses were under budget by \$6,763.

Management reported that there are a lot of irrigation breaks and midseason bills that will be showing on the financials next month.

2025 Draft Budget – The Board discussed the draft budget with a 6% increase across the board.

Upon motion by Stuart Packer, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to approve to send the 2025 draft budget to homeowners for review.

### **MANAGEMENT REPORT**

Irrigation Committee – Management and Sylvia Dresser gave an update on the irrigation.

Front Entrance/Clubhouse Paver Replacement Project – Barry Cherney and Management gave an update on the ring road project and the pavers.

Upon motion by Stuart Packer, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to approve M&C Services proposal of jetting of sewers not to exceed \$9,000.

Landscaping Committee – Barry Cherney and Neil Krupp provided an update on the plans for landscaping.

Indoor Pool Resurfacing – Management reviewed proposals and decided to table for the next meeting.

2024 Annual Election – The annual election will be held on November 21, 2024. There is one position available on the Board. October 11, 2024 is the due date for candidate forms to be returned to Management.

### **HOMEOWNER FORUM**

The Board opened the floor to participating homeowners for comments and/or questions.

### **ADJOURNMENT**

Upon motion by Barry Cherney, seconded by Stuart Packer and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to adjourn the meeting at 7:13 p.m.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date