

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 28, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, January 28, 2025 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Sylvia Dresser, Vice President
Thomas Schmiedigen, Treasurer
Marc Platt, Secretary
Jeffrey Zalay, Director
Barry Cherney
Stuart Packer

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

CALL TO ORDER

The open meeting was called to order at 6:31 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 24, 2024 meeting.

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

RESOLVED to approve the minutes from the September 24, 2024 meeting as presented.

PRESIDENT'S REPORT

President, Phil Fine commented that he is hopeful that this will be a very good year.

TREASURER'S REPORT

Treasurer, Thomas Schmiedigen reported that as of December 31, 2024, the financial draft has a total of \$52,685 in the operating account and \$147,420 in the reserve account. There was a transfer from the operating account to the reserves account of \$100,000 from the snow budget.

MANAGEMENT/BOARD REPORT

Irrigation Proposals Discussion – Management updated the Board and homeowners on the expenses of irrigation and discussed looking into new vendors.

Indoor Pool Resurfacing Approval – The Board reviewed the proposal for pool resurfacing.

Upon motion made by Sylvia Dresser, seconded by Stuart Packer and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve the Platinum Pool proposal to resurface the indoor pool with hydrozo in the amount of \$39,000.

2024/2025 Audit/Financial Statement Proposals

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

RESOLVED to approve the audit in the amount of \$4,000.

2025 Stewardship Proposals – The Board discussed the proposal for a prescribed burn as well as the two-year contract.

Upon motion made by Stuart Packer, seconded by Jeffrey Zalay and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

RESOLVED to approve Pizzo two-year contract and allow a prescribed burn in the amount of \$5,500.

2025 Pond Maintenance Proposal – The Board discussed the pond contract.

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

RESOLVED to approve the Environmental Technology contract with the revised items per the Board.

Snow Removal/Landscaping – Management gave an update to the Board on the snow removal for the year.

Rules and Regulations – Sylvia brought up updating the rules and regulations to the Board. Sylvia and Jeffrey will work together on updating the rules and regulations with management.

New Management Software Update – Management gave an update on the new management software.

HOMEOWNER FORUM

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

EXECUTIVE SESSION

The Board recessed the open meeting at 7:38 p.m. to hold an Executive Session. All attendees at the beginning of the meeting were present as well as Management and the Recording Secretary. The purpose of the Executive Session was to discuss miscellaneous items. The Board reopened the meeting at 7:54 p.m.

ADJOURNMENT

Upon motion made 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 7:55 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date