

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 1, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, April 1, 2025 in accordance with the By-Laws.

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

Board Members Absent: Thomas Schmiedigen, Treasurer

Also Present: Steven Perna, Property Manager, Braeside Management
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 January 28, 2025 meeting.

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

RESOLVED to approve the minutes from the January 28, 2025 meeting as amended.

PRESIDENT'S REPORT

President, Phil Fine stated that the swans have arrived and Brightview is doing a good job so far. The clubhouse is complete and looks nice.

TREASURER'S REPORT

Management reported that as of February 28, 2025, the financial draft has a total of \$144,075.84 in the operating account. The Board discussed the snow removal surplus to be transferred from operating to reserves.

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 transferring \$8,700 a month starting May 1, 2025 for a total of \$70,000 from snow removal surplus to Reserves.

MANAGEMENT/BOARD REPORT

2025 Irrigation/Fountains – Barry Cherney gave an update to the Board.

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 the Halloran proposal for the 2025 irrigation.

Tennis Court Repairs – The Board approved the proposal via email.

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 ratify the tennis court repairs in the amount of \$6,500.

2025 Revised Ring Road Project Discussion – Management is waiting for proposals and gave an update to the Board on repair areas.

2025 Stewardship/Burn – Management discussed the burns with the Board.

Snow Removal/Landscaping – Management gave an update to the Board on landscaping cleanup.

Rules and Regulations – Management stated that the committee is working to get them updated.

Indoor Pool Resurfacing – Put off until June since it will take four (4) weeks to complete.

Bocce Ball Area – The Board discussed making a bocce ball area.

HOMEOWNER FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:33 p.m.

Respectfully submitted,
Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date