

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 13, 2025**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, May 13, 2025 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 6:30 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 March 11, 2025 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 March 11, 2025 meeting minutes as presented.

PRESIDENT'S REPORT

Mr. Cherney noted not many homeowners present at the meeting but hopes that many residents were able to enjoy the weather today. The Board did a walk around for the Townhome units with Brightview yesterday and there will be several warranty replacements as well as some additional enhancements. Irrigation will be turned on this week. A few cobbles, pavers and wood timbers will be added in various areas.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of March 31, 2025, the total cash on hand \$31,469.44, a reserve balance of \$231,506.61. The association is approximately \$3,000.00 under budget. There is a surplus of \$2,300.00 contributions to reserves per month due to interest rates being very accommodating.

MANAGEMENT REPORT

The management report was reviewed as presented.

General Discussion

Townhome Rules & Regs Update

The Rules and Regulations and the few changes that have been made have been discussed over the last couple of meetings. Specifically, the move-in/move-out administrative fees which has been in effect since April 18, was discussed, as well as the general construction rules which were added to the existing rules which will go into effect on Thursday, May 15.

Landscaping

Mr. Perna noted that Mr. Cherney covered much of this report in his report. However, many alpine current bushes will be replaced with inkberry bushes. Several inkberry bushes will also be replaced under warranty at various locations. French drains (rock 'moats') in various areas will need some reinforcements which will be done by Brightview upon receiving the proposal and Townhome Board approval.

Vehicle Registration

Mrs. Smith noted that approximate 70% of the Townhome homeowners have submitted their vehicle registration forms. If residents are having any issues with submitting their online forms at coromandelweb.com

to contact her and she will provide a physical paper copy. Mr. Cherney noted that this is an Umbrella Association rule.

Dryer Vent Cleaning

At the last meeting, the Board approved the proposal from Mister Natural Services for dryer vent cleaning services. Exterior vent cleaning for all Townhome units is scheduled for July 29, 30 and 31. The charge is \$35.00 for unit and will be a pass-through to all unit owners. Interior vent line cleaning services is offered to all Townhome unit owners for the cost of \$49.00 per unit. This cost must be paid at the time of service to Mister Natural. The dates for interior vent cleaning is August 6th through August 9th.

Window Washing

The Board approved the window washing proposal from Pane Bros. for exterior window washing at the last meeting. Window washing will begin the week of June 16th and is estimated to be completed by June 20th. As done in previous years, Pane Bros. has provided pricing for interior window washing for unit owners as well.

Common Area Rodding Schedule

Mr. Perna noted that the shared sanitary sewer lines for the South townhome units will be completed towards the end of August this year with the exception of one (1) townhome group that was completed in April. The 532-538 Milford group will also need to have rodding done in October as this townhome group has four (4) basements, unlike any other group, this is crucial. Mr. Lauter noted that rodding of the ponds' in-flow and out-flows need to be completed this year as well so as to prevent any back-ups in any unit owners' basements.

RESIDENT OPEN FORUM

The Board opened the meeting for homeowner comments and/or concerns at 6:48 p.m. Residents made comments.

EXECUTIVE SESSION

No executive session was needed.

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:01 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, July 15, 2025 at 6:30pm.

Respectfully submitted,

Board Secretary