

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 27, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, May 27, 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 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 April 1, 2025 meeting.

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 minutes from the April 1, 2025 meeting as presented.

PRESIDENT'S REPORT

President, Phil Fine stated that the community looks good and he is pleased that part of Ring Road is going to be done.

TREASURER'S REPORT

Management reported that as of April 30, 2025, the financial draft had a total of \$137,247.52 in the operating account and a total of \$248,874.39 in the reserve account. For the year so far, the association is under budget with a surplus from the snow removal of around \$26,000 which will be transferred from operating to reserve in April. Starting May 1, 2025, a total of \$8,750 per month will be transferred from the operating account to reserve account.

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

RESOLVED to approve an additional transfer of \$50,000 from the operating account to the reserve account.

MANAGEMENT/BOARD REPORT

Ring Road Proposal/Engineer Analysis – Management discussed with the Board.

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 M&J proposal in the amount of \$121,253.

Retaining Wall Replacement – Management discussed with the Board. Management will get updated proposals.

Association Insurance – Management stated that insurance renewal will be received within the next week.

Landscaping – The Board reviewed proposals for landscaping.

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 BrightView tree pruning proposal in the amount of \$23,833.

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 BrightView plant/tree health care proposal in the amount of \$20,100.

Manor Homes Discussion – Management and the Board discussed the following items for Manor Homes:

- Sealcoating
- All unit exterior soft wash
- Dryer vent cleaning
- Window Washing

Irrigation – Management gave an update to the Board.

Tennis Court – Tennis court is up and running.

Pond Stewardship – Management gave an update to the Board.

Rules and Regulations – Management gave an update to the Board.

Indoor Pool Resurfacing – Pool and jacuzzi will be closed for resurfacing for about four (4) weeks on Monday, June 2, 2025.

Condo Garage Project – Management gave an update to the Board.

HOMEOWNER FORUM

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

ADJOURNMENT

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 adjourn the meeting at 7:31 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date