

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 29, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, July 29, 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 6:30 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the May 27, 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 May 27, 2025 meeting as presented.

PRESIDENT'S REPORT

President, Phil Fine compliment everyone who helped make the road work a success. The irrigation has been going well and should be saving money for next year. The condo garage project is going along well and is being completed.

TREASURER'S REPORT

Management reported that as of June 30, 2025, the financial draft has a total of \$113,637.23 in the operating account and a total of \$367,629.09 in the reserve account. The operating expenses were a total of \$16,893 and reserve income a total of \$9,589.97.

2024 Draft Financial Statements/Compilation – Tabled for the next meeting.

MANAGEMENT/BOARD REPORT

Ring Road Proposal/Sealcoating – Management discussed with the Board.

Retaining Wall Replacement – 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 BrightView proposal for an arborvitae wall in the amount of \$10,200.

Association Insurance – Management discussed with the Board.

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

RESOLVED to approve Federal Insurance Company in the amount of \$35,075.

2026 Draft Budget – Management discussed getting a group of people together to work on the budget.

Knox Swan Contract – Tabled for the next meeting.

Manor Homes Discussion – Management reported that the sealcoating and exterior soft wash will be scheduled for September/October 2025.

Landscaping – Management gave an update to the Board.

Irrigation – Management gave an update to the Board.

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

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

HOMEOWNER FORUM

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

EXECUTIVE SESSION

Upon motion made by Barry Cherney, seconded by Jeffrey Zalay and unanimously carried, the Board recessed the open meeting to hold an Executive Session at 7:05 p.m. 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 violations and miscellaneous items.

The meeting reopened at 7:20 p.m. with the following motion:

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 creating Katz Corner near the previous playground in the amount of \$6,000.

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 7:22 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date