

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 22, 2025**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, July 22, 2025 in accordance with the By-Laws.

Board Members Present: Sylvia Dresser, President
Jeffrey Zalay, Vice President
Marc Platt, Secretary

Board Members Absent: Thomas Schmiedigen, Treasurer
David Buffen, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express INC
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 20, 2025 meeting.

Upon motion made by Jeffrey Zalay, seconded by Marc Platt and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve the minutes from the May 20, 2025 meeting as presented.

PRESIDENT'S REPORT

Sylvia Dresser thanked everyone for their patience during the paving project

TREASURER'S REPORT

Management reported that as of June 30, 2025, there was a total of \$2,239,456 in Reserves, \$93,882.82 in Operating and month end expenses for June are under budget for a total of \$37,032.51. For the month of June, there was an over budget for plumbing, carpet cleaning and auditing fees.

The year-to-date income is \$35,147.99 higher than budgeted, year to date expenses are \$14,597.96 lower than budgeted and year to date reserve income is \$7,992 higher than budgeted.

MANAGEMENT/BOARD REPORTS

Garage Water Infiltration Project Update – Management gave an update to the Board.

Limestone Repairs

Upon motion made by Jeffrey Zalay, seconded by Marc Platt and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve the Alpha Construction proposal in the amount of \$17,450 from reserves.

Association Insurance Approval

Upon motion made by Jeffrey Zalay, seconded by Marc Platt and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve BLG Admiral as the association insurance carrier.

2024 Draft Audit – Management will schedule a meeting with the Board to review the audit.

Ring Road Project Update – Management gave an update to the Board.

Vehicle Registration – Management reminded homeowners to register homeowner vehicles with Management.

Landscaping – Management gave an update to the Board.

2025 Window Replacements – Management gave an update to the Board. There has been a total of half the units' windows replaced.

2026 Budget – Management has started putting together the 2026 budget.

OPEN FORUM

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

ADJOURNMENT

Upon motion made by Marc Platt, seconded by Jeffrey Zalay and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to adjourn the meeting at 6:56 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date