

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 15, 2025**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, July 15, 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 6:32 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 May 13, 2025 meeting minutes were presented.

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

RESOLVED to approve the May 13, 2025 meeting minutes as presented.

PRESIDENT'S REPORT

Busy summer with ring road. Townhomes have installed a lot of plants and added stones/boulders where water was coming off the diverters. Assoc received over 100 free plants from BrightView – primarily at the front entrance.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of March 31, 2025, the total cash on hand 42,671 and change. a reserve balance of \$240,791. The association is in good shape for projects and the future.

MANAGEMENT REPORT

The management report was reviewed as presented.

General Discussion

Driveway Seal Coating & Ring Road Project

Eight sections of townhomes will have asphalt repairs completed by Thursday, July 17. This is to help prolong the life of the townhome driveways before replacement. Further life expectancy is approximately 4-5 years.

Management discussed the congestion of cars on the Ring Road/Milford Rd due to the paving project.

In conjunction with the main paving project, but at a later date, management has presented a proposal from M&J Paving to do crack repairs and seal coating for the Townhome driveways.

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

RESOLVED to approve the proposal from M&J Paving proposal for asphalt crack repairs and sealcoating for the Townhome association driveways in the amount not to exceed \$21,000.00.

Association Insurance

Management discussed Association insurance for the Townhomes. The insurance market is extraordinarily volatile. The Townhome insurance expires in the middle of August. Pachis & Associates, the Association's broker for the Association, is expected to have proposals for insurance in the coming weeks.

General Discussion

- 1) 2026 Budget
 - a. Management just began working on the budget for the Umbrella Association. As soon as Management has a solid, draft Umbrella budget, management can begin working on a draft Townhome budget.
- 2) Landscaping
 - a. Management reiterated that due to contract renegotiations with BrightView, the Association eliminated the Spring flowers for the Association and were able to get over 100 additional plantings to plant elsewhere on the property such as the front entrance, the clubhouse, the Milford bench and the back of the property just East of York Rd.
- 3) Irrigation
 - a. The irrigation system is on and running, but only at night. By 6:00AM, the irrigation system shuts down until dusk that day. The only area that is not up and running is where the Condo Garage Water Infiltration Project is taking place; this will be up and running soon.
- 4) Blinds & Window Screens
 - a. Management discussed and reiterated the property/Association-wide blinds rule. Broken screens were also discussed.
- 5) Garbage Rules Reminders
 - a. It was reiterated that all garbage and recycling bins must be returned to the Townhome garages within 12 hours of pick up.

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 6:51 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, August 12, 2025 at 6:30pm.

Respectfully submitted,

Board Secretary