

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 26, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, August 26, 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 6:30 p.m. Roll call was taken, and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the July 29, 2025 meeting.

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

RESOLVED to approve the minutes from the July 29, 2025 meeting as presented.

PRESIDENT'S REPORT

President, Phil Fine reported that the construction on Ring Road looks fantastic, the irrigation has been great and there were some complaints about the pool. Please move aside to let people into the pool if you are sitting on the walk-in steps.

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 no longer recording Board meetings.

TREASURER'S REPORT

Management reported that as of July 31, 2025, the financial draft has a total of \$61,590.08 in the operating account and a total of \$372,201.53 in the reserve account. The operating expenses were under budget due to lower irrigation costs and low snow removal costs.

2024 Draft Financial Statements/Compilation

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

RESOLVED to approve the Cantey and Associates 2024 draft financial statements/compilation to final.

MANAGEMENT/BOARD REPORT

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

2026 Draft Budget – Management discussed with the Board.

2025 Annual Election Material

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

RESOLVED to approve the annual election material as presented.

Knox Swan Contract

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 the Knox Swan contract in the amount of \$1,125 per month.

Landscaping – Management and Barry Cherney gave an update to the Board.

Irrigation – Management gave an update to the Board.

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

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 to send the Rules and Regulations as presented to homeowners.

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 7:28 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date