

**COROMANDEL TOWNHOME ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
August 12, 2025**

**The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, August 12, 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 6:30 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 July 15, 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 July 15, 2025 meeting minutes as presented.

**PRESIDENT'S REPORT**

President, Barry Cherney, reported the property is looking beautiful and mentioned the hibiscus blooming around the center fountain and waterfall. Mr. Cherney noted the upcoming crackfill and sealcoating project for the Townhome driveways and to pay attention to management's daily reminders/eblasts.

**TREASURER'S REPORT**

Treasurer, Philip Fine, reported that as of July 31, 2025, the total cash on hand was \$46,754.68. Reserves are just over \$240,000. We are in the same place we were last month, and we are in good shape. Steven Perna did note that the Association had a capital expenditure of a few thousand dollars, which is why there was no increase in the reserve balance.

**MANAGEMENT REPORT**

The management report was reviewed as presented.

**General Discussion**

**Driveway Seal Coating & Ring Road Project**

Management reviewed the notice that is scheduled to be sent to the Townhome owners for the sealcoating of the Townhome driveways. The sealcoating for the entrance of the property and section of Ring Road in front of the Clubhouse was also discussed. Management encouraged residents to contact the management office with any questions about traffic patterns, where to park or if anything else needed further clarification about the sealcoating work.

**Association Insurance**

Management discussed the upcoming Association insurance renewal.

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

**RESOLVED** to approve the proposal from Pachis & Associates by CAU for the 2025-26 Townhome Insurance not to exceed \$60,000.00

### Election Candidacy Forms

Richard Lauter and Philip Fine are up for election for the upcoming two-year term for the Townhome Association. The Board approved the candidacy forms to be mailed out to homeowners.

### General Discussion

- 1) 2026 Budget
  - a. Management discussed the budget. The Board intends to keep the Assessment increases minimally if anything.
- 2) Landscaping
  - a. There are still more warranty items as well as items ordered earlier in the season. Management acknowledged the various homeowners that have improved their units with landscaping of their own.
- 3) Irrigation
  - a. The system is a work in progress. Due to the Condominium garage water infiltration project, irrigation for the North end of the property has been down, but new irrigation piping has been placed and landscaping for the area will be installed within the next week.
- 4) Blinds & Window Screens
  - a. Management reminded residents about the 3.5-inch white vertical blinds rule in the Umbrella Rules and Regulations. Notices and fines will be issued to those who violate this rule. Any ripped or torn screens that are not repaired in a timely manner will be removed and the unit owner must discuss with management to reobtain.
- 5) Garbage Rules Reminders
  - a. Garbage and Recycling cans must be returned to the garages within 12-hours after pick-up. If there are continuous violators of this rule, notices and fines will be issued.

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

**RESOLVED** to adjourn the meeting at 6:50 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, September 9, 2025 at 6:30pm.

Respectfully submitted,

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Board Secretary