

**COROMANDEL TOWNHOME ASSOCIATION  
ANNUAL BOARD OF DIRECTORS MEETING  
November 21, 2024**

The Annual Meeting of the Members of the Coromandel Townhome Association was held via video conference on Thursday, November 21, 2024 in accordance with the By-Laws.

**Board Members Present:** Barry Cherney, President  
Philip Fine, Treasurer/Secretary  
Richard Lauter, Director

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgt.  
Morgan Smith, Assistant Property Manager

**CONFIRMATION OF QUORUM**

The Annual Meeting was called to order at 6:01 p.m. A quorum of the Board was present.

**APPROVAL OF MINUTES**

The minutes from the November 28, 2023 Annual Members Meeting and November 28, 2023 Annual Board of Directors meeting were reviewed.

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

**RESOLVED** to approve the minutes from the November 28, 2023 Annual Members Meeting and November 28, 2023 Annual Board of Directors meeting as presented.

**APPROVAL OF THE 2025 PROPOSED BUDGET**

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

**RESOLVED** to approve the 2025 proposed budget as presented.

**ELECTION RESULTS**

One position is available on the Board. Candidate, Barry Cherney, was re-elected as follows:  
- Barry Cherney has been re-elected for a two-year term.

Management certified that 40.32% of the owners voted in the election, which is a quorum and validates the election.

**ADJOURNMENT**

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

**RESOLVED** to adjourn the Annual Meeting at 6:04 p.m. with no further business to discuss.

Respectfully submitted,

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Board Secretary / Date