

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
January 27, 2026**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Tuesday, January 27, 2026 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, Director
Stuart Packer, Director

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 6:31 p.m. Roll call was taken, and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 18, 2025 meeting.

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

RESOLVED to approve the minutes from the September 18, 2025 meeting as presented.

PRESIDENT'S REPORT

Philip Fine reported that the Board saved funds with irrigation this year compared to 2024.

TREASURER'S REPORT

Thomas Schmiedigen reported that as of December 31, 2025, the operating expenses were \$1,567 less than budgeted for the year and there is a total of \$450,978 in the reserve account for the year. The reserve expenses were \$245,000 under budget for the year.

MANAGEMENT/BOARD REPORT

Ring Road Project – Management discussed the updates with the Board and the Board reviewed an asphalt proposal. Management will reach out for more bids.

Halloran 2026-2028 Irrigation Proposal - Barry Cherney reported that Halloran met with the irrigation committee.

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

RESOLVED to approve the Halloran contract for \$19,605 for 2026 with a 4% increase for 2027 and another 4% increase on top of that for 2028 as well as a replacement pump in the amount of \$28,900.

2025 Umbrella Audit – Management gave an update to the Board on Cantey and Associates.

2026-2029 Landscape/Snow Removal Proposals

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

RESOLVED to approve the BrightView three-year contract in the amount of \$146,668.

Outdoor Pool/Jacuzzi Leak Repair Proposals

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

RESOLVED to approve the Platinum Pool proposal for the jacuzzi leak in the amount of \$9,200.

Outdoor Pool Resurfacing – Management is reaching out for more bids and will present to the Board at the next meeting.

Pond Maintenance Contract – Tabled.

2026 Stewardship – Management gave an update to the Board.

Revised Rules & Regulations (with waiver)

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 to send the revised rules and regulations to homeowners for review.

HOMEOWNER FORUM

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

ADJOURNMENT

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 adjourn the meeting at 7:23 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date