

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 18, 2025**

An open meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held via video conference on Thursday, September 18, 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

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

APPROVAL OF MINUTES

The Board reviewed the minutes from the August 26, 2025 meeting.

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 the minutes from the August 26, 2025 meeting as presented.

PRESIDENT'S REPORT

President, Phil Fine reported that the old playground area is fixed and irrigation cost is down.

TREASURER'S REPORT

Thomas Schmiedigen reported that as of August 31, 2025, the financial draft has a monthly net total of \$72,630 in the operating account and a total monthly addition of \$23,791 in the reserve account.

2026 Draft Budget

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 2026 draft budget to homeowners with a 2% increase.

MANAGEMENT/BOARD REPORT

Ring Road Project – Management discussed with the Board.

Landscaping

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

RESOLVED to approve BrightView tree removal proposal in the amount of \$4,229.

Fitness Room Waiver – Management gave an update to the Board to review the fitness room waiver.

Irrigation – Management gave an update to the Board.

Condo Garage Project – Management gave an update to the Board.

2025 Annual Election – One position is open for the annual election.

HOMEOWNER FORUM

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

ADJOURNMENT

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 adjourn the meeting at 7:08 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date