

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20, 2026**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, January 20, 2026, in accordance with the By-Laws.

Board Members Present: Sylvia Dresser, President
Jeffrey Zalay, Vice President
Marc Platt, Secretary
Debra Kaye, Director

Board Members Absent: Thomas Schmiedigen, Treasurer

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express INC
Homeowners

CALL TO ORDER

The open meeting was called to order at 6:32 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the October 14, 2025, meeting.

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

RESOLVED to approve the minutes from the October 14, 2025 meeting as presented.

PRESIDENT'S REPORT

Sylvia Dresser welcomed everyone to the first Board meeting of 2026 and is excited to work with the current Board for the future.

TREASURER'S REPORT

Steven Perna reported that as of November 30, 2025, there was a total of \$15,725 in the operating account and \$1,932,000 for reserves.

MANAGEMENT/BOARD REPORTS

Garage Water Project Update – Management gave an update to the Board that this will take a couple years to complete.

2025 Independent Audit – Cantey and Associates is updating the information that they have and asking the Board to fill out some forms.

Intercom System Upgrade Discussion – Management stated that the intercom system is not compatible and creating issues with the phone app update. Management sent proposals to the

Board for review to replace the intercom system. The Board reviewed three (3) proposals but are waiting on two (2) more.

Upon motion made by Jeffrey Zalay, seconded by Debra Kaye and unanimously carried, the Board of Directors of the Coromandel Condominium Association

RESOLVED to approve a cost not to exceed \$160,000 to replace the intercom system.

Condo Exterior Benches – Common Elements – The Board discussed placing benches at the exterior.

Vehicle/Bicycle Registration – Management has been updating the registration with new homeowners and wanted to remind all homeowners to update their vehicle registration on the Coromandel website or on the resident profile.

Speeding/Blind Corners/Stop Signs – Management wanted to remind homeowners to slow down and obey the speed limits and stop signs. There has been a lot of speeding throughout the community.

2026 Window Replacements – Management stated that 34 windows are on the list for replacement this year. Please contact management to get windows inspected by February 20, 2026.

2026 Window Washing – Management is reaching out to receive bids for window washing.

OPEN FORUM

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

EXECUTIVE SESSION

Upon motion made by Jeffrey Zalay, seconded by Marc Platt and unanimously approved, the Board recessed the open meeting at 7:09 p.m. to hold an Executive Session. All attendees at the start of the meeting were in attendance as well as Management and the Recording Secretary. The purpose of the Executive Session was to discuss homeowner requests.

The open meeting resumed at 7:15 p.m.

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:15 p.m.

Respectfully submitted,
Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date