

**COROMANDEL TOWNHOME ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
October 7, 2025**

**The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, October 7, 2025 in accordance with the By-Laws.**

**Board Members Present:** Barry Cherney, President  
Philip Fine, Treasurer  
Richard Lauter, Vice President/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 August 12, 2025 meeting minutes were presented.

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

**RESOLVED** to approve the August 12, 2025 meeting minutes as presented.

**PRESIDENT'S REPORT**

Mr. Barry Cherney reported the weather and property are both beautiful and hopes the community members have been able to enjoy both.

**TREASURER'S REPORT**

Treasurer, Philip Fine, reported that as of August 30, 2025, the total cash on hand in the operating account was \$43,522.52, and the balance in the reserve account was \$241,337.05. Operating expenses were \$768.50 over budget after paying just over \$24,000.00 for the 2025-2026 Association insurance. The reserve contributions for the year were approximately \$5,800.00 higher than budgeted due to interest income.

**MANAGEMENT REPORT**

The management report was reviewed as presented.

**2026 Draft Budget**

Steven Perna presented the proposed draft Townhome budget for 2026. The Board and Management worked together to provide a 0% increase for the Townhome owners.

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

**RESOLVED** to approve to send the 2026 Draft Townhome Budget to the unit owners for review prior to the official approval at the Annual meeting.

**Tax-Reassessment Update**

Management called upon Board Liaison, Alan Polikoff, to update the Board and community members about the tax re-assessment information provided by the Association's attorney, Mayster & Chaimson. Per the Association's attorney, they do not believe it is in the best interest of the Association and its owners to challenge the tax assessments due to the current values.

## General Discussion

- 1) Landscaping
  - a. Some warranty items are still scheduled to come in and with the fall rain, it will still help these warranty items thrive going into the cooler season.
- 2) Irrigation
  - a. Irrigation committee will be meeting with the vendor soon to discuss closing for the season and a recap on the current season.
- 3) Sealcoating/Drainage
  - a. Management and staff will consistently be watching the drains around the property as leaves fall to keep the drains clear to allow the fall rains and other water to properly drain to not allow standing water. It was also noted that the sealcoating that was completed for the Townhome driveways looks great. It is also not meant to repair every issue, only to prolong the life of the driveways until complete replacement in the coming years.
- 4) Rodding Charges/Dryer Vent Cleaning Charges (Roof)
  - a. Mrs. Morgan Smith reviewed the shared sanitary sewer line and dryer vent cleaning pass-through charges for the unit owners. The billing for both services were assessed to unit owner accounts in September. Any unit owners on ACH payments will have both of these charges withdrawn with their next month's assessments. It was noted that if anyone does not wish for this to occur, please e-mail the management office and they will see to it that other arrangements will be made.

## **RESIDENT OPEN FORUM**

The Board opened the meeting for homeowner comments and/or concerns at 6:47 p.m. Residents made comments.

## **EXECUTIVE SESSION**

No executive session was needed.

## **ADJOURNMENT**

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

**RESOLVED** to adjourn the meeting at 6:55 p.m.

The next Townhome Board of Directors meeting is tentatively scheduled for January 13, 2026 at 6:30pm.

Respectfully submitted,

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Board Secretary