

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 31, 2026**

An open meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, March 31, 2026 in accordance with the By-Laws.

Board Members Present: Philip Fine, President

Sylvia Dresser, Vice President
Marc Platt, Secretary
Jeffrey Zalay, Director
Barry Cherney, Director
Stuart Packer, Director

Board Members Absent: Thomas Schmiedigen, Treasurer

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 6:30 p.m. Roll call was taken, and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the January 27, 2026 meeting.

Upon motion made by Stuart Packer, seconded by Marc Platt and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the minutes from the January 27, 2026 meeting as presented.

PRESIDENT'S REPORT

Philip Fine stated that everything is going great and he is pleased the association is \$20,000 under budget for the snow budget. He is looking forward to a great summer season.

TREASURER'S REPORT

Management reported that as of February 28, 2026, there was a total of \$88,140.56 in the operating account, a total of \$435,952.73 in the reserve account and a total of \$33,105 under budget for total reserve expenses for the year so far.

MANAGEMENT/BOARD REPORT

Management Contract

Upon motion made by Jeffrey Zalay, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve a five (5) year contract with Braeside Management to expire in 2031.

Ring Road Project – Management discussed the updates with the Board, and the Board reviewed an asphalt proposal.

Upon motion made by Stuart Packer, seconded by Sylvia Dresser and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the M&J proposal to asphalt all condo lots, selected curb replacement and fire lane paver removal with asphalt replacement in the amount of \$168,006.

Repairs at 347 Milford Area

Upon motion made by Barry Cherney, seconded by Jeffrey Zalay and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the M&J proposal for concrete repairs at 347 Milford not to exceed \$5,000.

Water Retention by 372 Kelburn Update – Management gave an update to the Board, and a schedule will be given to homeowners once finished.

Clubhouse Alarm System – Management stated that there is annual testing that needs to take place on the alarm system.

Landscape Updates – Management gave an update to the Board on landscaping clean up and summer flower installation.

Exterior Stoop Repair/Replacement – Management gave an update to the Board on the tile repair/replacement. The Board will complete one condo and one umbrella building stoop to see if the Board likes the update.

Outdoor Pool/Jacuzzi Leak Repair Update – Management stated that the indoor pool and jacuzzi have been repaired and will let homeowners know when the pools will open.

Manor Home Ant/Wasp Treatment Discussion – Management will send an email to Manor Home owners about signing up for the ant/wasp treatment.

Fountains/Ponds/Swans & Coyotes – Management stated the ponds are running and the aerators will be up soon in the fountains. The swans were delivered today, and management gave an update on the pond locations of the swans. The coyotes seem to have left the area.

Pond Maintenance

Upon motion made by Stuart Packer, seconded by Jeffrey Zalay and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the Environmental Technologies contract for pond maintenance from April to September in the amount of \$4,076 a month.

HOMEOWNER FORUM

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

ADJOURNMENT

Upon motion made by Barry Cherney, seconded by Jeffrey Zalay and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 7:11 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date