

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 24, 2026**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, March 24, 2026, in accordance with the By-Laws.

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

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

APPROVAL OF MINUTES

The Board reviewed the minutes from the January 20, 2026 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 January 20, 2026 meeting as presented.

PRESIDENT'S REPORT

Sylvia Dresser mentioned that spring is here and road construction and landscaping crews are out.

TREASURER'S REPORT

Treasurer Thomas Schmeidigen reported that as of February 28, 2026, there was a total of \$46,000 in the operating account and \$1,800,000 for reserves.

MANAGEMENT/BOARD REPORTS

Intercom System Upgrade Discussion – Management and the Board gave an update to the homeowners for the new intercom system.

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 the S&P Integrated Solutions proposal in the amount of \$107,459.20.

2026 Window Washing

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

RESOLVED to approve Progressive in the amount of \$22,500 for window washing.

Annual Ant/Wasp Prevention

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

RESOLVED to approve the Smithereen extermination proposal in the amount of \$3,500.

Carpet Cleaning

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 Cleaning Fanatics in the amount of \$8,275 for carpet cleaning.

Fire Alarm/Sprinkler System Testing/Repairs – Management will put together all the paperwork and items for the Board to review.

Garage Fire Emergency Door Repair – Management wanted to give a heads up to the Board for these repairs. Management has reached out to get more bids.

2027 & 2028 Capital Project Updates (Balconies & Garages) – Management brought up some projects to the Board for future items.

361 Tuckpointing Repairs – Management is reaching out for more information on the bids.

Landscaping/Irrigation – Management stated the beginning of the season is starting and they will be reviewing with the landscape company.

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

2026 Window Replacements

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

RESOLVED to approve the Lakeside Glass proposal in the amount of \$38,784 for the 2026 window replacements.

Front Stoop Replacements – The umbrella Board is going to replace front stoop tiles. A test stoop will be done in the spring.

OPEN 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 Condominium Association

RESOLVED to adjourn the meeting at 7:21 p.m.

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

Board Secretary / Date