

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 17, 2026**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, March 17, 2026 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 October 7, 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 October 7, 2025 meeting minutes as presented.

PRESIDENT'S REPORT

Mr. Barry Cherney stated not much to report. Brightview and Halloran have both been on site to prepare for the upcoming spring season.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of February 28, 2026 the operating account held a balance of \$23,096.19 and the reserve balance was \$237,277.43. Mr. Fine reports the Association to be in good standing and no major projects on the docket at this time.

MANAGEMENT REPORT

The management report was reviewed as presented.

Landscaping

Brightview has begun spring clean up early at no expense to the Association. Spring flowers will be installed as soon as possible with a large quantity of perennials to be included with our contract as well.

2026 Window Washing

Two proposals have been provided to the Board for review – one from Pane Bros and one from Progressive Window Cleaning. After a brief discussion, the Board agreed to move forward with Pane Bros due to their competitive price and long-standing relationship.

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

RESOLVED to approve the proposal for window washing from Pane Bros in the amount of \$5,748.00.

Annual Wasp/Ant Prevention Proposal

Each year, the broader Association does the ant/wasp prevention spray. As a courtesy to the Townhome owners, the Townhome Association authorizes and pays for this service each year, upon approval.

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

RESOLVED to approve the proposal for ant/wasp prevention spray from Smithereen in the amount of \$2,825.00

Front Stoop Replacement Discussion

The Umbrella Board has approved a new outdoor tile for use at the Condo and Townhome front stoops and entrances. When the weather allows, the Umbrella Board has approved to do one Townhome unit as a test unit as well as a Condo front entrance to see how the tiles look and withstand daily use and environmental impact. Homeowners are welcome to stop by the management office to view the tile that has been chosen.

Window Replacement (Juliette Balconies) Discussion

Management reported that while unit owners are allowed to replace their windows at their convenience, all unit owners must make sure that Juliette balconies (iron railings) are either reinstalled or not removed.

2026 Ring Road Updates

Mr. Cherney reported that the Umbrella Board has approved to definitively replace all Condo parking lots this year as a part of the Ring Road project. The Board hopes to do some work on the continuation of the Ring Road as well. Mr. Cherney also reported that the Townhome Association plans to assess the Townhome driveways so the Association can appropriately plan for the future.

Mr. Perna also noted that the small area in front of the 335-357 Milford driveway will be repaired with this year's Ring Road repairs as well.

Irrigation

Halloran replaced an old, original pump. Irrigation committee, Barry, Jeff, Phil, along with management, will be tagging each irrigation sprinkler/zone to make reporting issues to Halloran much easier.

Additional Notes

Mr. Perna made a final note that DeMuth has fully rodded/jetted all sanitary and storm sewer lines approximately one month ago for the full property.

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

RESOLVED to adjourn the meeting at 6:52 p.m.

The next Townhome Board of Directors meeting is scheduled for March 10, 2026 at 6:30pm.

Respectfully submitted,

Board Secretary