

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 2026**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, May 19, 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 6:31 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the March 24, 2026 meeting.

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

RESOLVED to approve the minutes from the March 24, 2026 meeting as amended.

PRESIDENT'S REPORT

Sylvia Dresser mentioned that when she was leaving the community the other day, all the cars were stopped to let a mother duck and her ducklings walk across the road which was heartwarming.

TREASURER'S REPORT

Treasurer Thomas Schmeidigen reported that as of April 30, 2026, there was a total of \$65,000 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.

Association Insurance – Management gave an update to the Board about updating insurance.

Audit/Taxes Contract 2026 & 2027

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 Cantey and Associates contract for the 2026 and 2027 audit.

Dryer Vent Cleaning

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

RESOLVED to approve the Stanley Steamer proposal for dryer vent cleaning and making it mandatory for homeowners to use Stanley Steamer for dryer vent cleaning in units.

Exterior Repairs – Tabled.

Reserve Study Discussion – Management discussed the idea of a reserve study.

Replacement of Garage Fire Door

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

RESOLVED to approve the Door Systems proposal to replace the emergency fire door at 401 garage in the amount of \$12,833 and make repairs at 391 & 451 garage doors in the amount of \$4,059.

Landscaping/Irrigation – Management gave an update to the Board about the spring walk on Friday and updating irrigation items this coming season.

Window Washing – Management stated once they receive final scheduling, a mailing will go out to homeowners.

Carpet Cleaning – Starting June 1 and June 8, 2026.

Condo Exterior Benches – Common Elements – Management and the Board discussed getting quotes for benches outside.

Ring Road – Management gave an update to the Board about the Ring Road project.

2026 Window Replacements – Management stated that 80% of the window replacements have been completed and the rest of the homeowners should be receiving phone calls from the company about their replacements.

Front Stoop Replacements – Management stated that the Umbrella Board replaced one stoop and it looks very nice so management will be getting more bids on replacement for the stoops.

OPEN FORUM

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

EXECUTIVE SESSION

The Board recessed the meeting at 7:17 p.m. to hold an Executive Session. All attendees at the beginning of the meeting were in attendance as well as Management and Recording Secretary. The purpose of the Executive Session was to discuss miscellaneous items.

The Executive session ended at 7:26 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 7:26 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date