

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 12, 2026**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, May 12, 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 6:32 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 March 17, 2025 meeting minutes were presented.

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

RESOLVED to approve the March 17, 2025 meeting minutes as presented.

PRESIDENT'S REPORT

Mr. Barry Cherney provided an brief update to the homeowners of what has been taking place on the property. He stated that everything looks beautiful and that there is not much to report.

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of April 30, 2026 the operating cash balance is \$41,006.61. Mr. Fine stated the reserve balance is \$242,967.92. He reported the association is in good shape to meet any upcoming commitments.

MANAGEMENT REPORT

The management report was reviewed as presented.

Driveway Replacement

Mr. Cherney stated that the Townhome Association will be completing the driveway replacements for each of the Townhome units and will be doing so just like the Umbrella Association, in phases, so as to avoid a special assessment. This year, the Board is reviewing the 335-357 Milford driveway, which is in the worst condition and is also the largest and affecting four different townhome quads. Mr. Cherney also stated this driveway also received curb and drain work at the entrance to the area, which was the Umbrella Association's financial responsibility.

Three proposals were provided to the Board for review: Rose Paving, Maneval Paving and M&J Paving.

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

RESOLVED to approve the proposal from M&J Paving for the 335-357 Milford driveway replacement in the amount not to exceed \$62,500.00

Front Stoop Replacements

Front stoop replacements for the Townhome units are being funded by the Umbrella Association. The first unit has already been completed as a test unit, and it has been noted that it is a major improvement to the property.

Association Insurance

Management does not have any confirmed numbers but from the looks of it the Association may be dealing with a minimal increase for the 2026-27 term. Management is working with two different brokers to obtain the best numbers

2026 Window Washing

The Townhome Board previously approved exterior window washing to be done by Pane Bros. Management reported this work will be taking place June 8 to June 12.

2026 Dryer Vent Cleaning

Management presented a proposal from Mister Natural Services for dryer vent cleaning services for the Townhome Units. Per the Association, it is required to perform this service on an annual basis. The proposal stated the cost would be \$37.00 per exterior main and \$49.00 for interior dryer vent lines. It was stated that exterior mains are coordinated through the association as a courtesy but will be billed back to the owners. The interior vent cleaning cost is optional to unit owners, but highly recommended and should be paid at the time of service to Mister Natural.

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

RESOLVED to approve the proposal from Mister Natural for the annual dryer vent cleaning for the exterior mains in the amount \$2,516.00 as a pass-through cost to be billed back to each homeowner at \$37.00 per vent line.

Exterior Storm Rodding

Management reported the M&C Services completed the annual exterior storm rodding near 532 Milford, 341 Milford and 501 Kelburn. All storm drains are flowing well and M&C reported no issues.

2026 Ring Road Updates

Last day of the project is Friday, May 15. Townhome owners should be aware that there may be more condo homeowner vehicles parked along Milford during the work day while M&J Paving is actively repaving the front two parking lots.

Landscaping/Irrigation Updates

Management and Mr. Barry Cherney provided an update. The Spring landscape walk is currently scheduled for Friday, May 22, weather permitting. The Board Committee is thrilled with the plans that will be discussed.

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 6:59 p.m.

The next Townhome Board of Directors meeting is scheduled for July 14, 2026 at 6:30pm.

Respectfully submitted,

Board Secretary