

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 26, 2026**

An open meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, May 26, 2026 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Sylvia Dresser, Vice President
Thomas Schmiedigen, Treasurer
Marc Platt, Secretary
Jeffrey Zalay, Director
Barry Cherney, Director

Board Members Absent: Stuart Packer, Director

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 March 31, 2026 meeting.

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 minutes from the March 26, 2026 meeting as presented.

PRESIDENT'S REPORT

Philip Fine stated that all condo parking lots are resurfaced and wanted to thank every homeowner who moved their cars. BrightView started spring planting and the outdoor pool opened over the weekend. The swans are doing good as well.

TREASURER'S REPORT

Management reported that as of April 30, 2026, there was a total of \$125,000 in the operating account, a total of \$455,000 in the reserve account and a total of \$8,000 under budget for total operating expenses for the year so far. The reserve income and reserve expenses were underbudget as well.

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

RESOLVED to approve transferring \$50,000 to reserves from operating.

MANAGEMENT/BOARD REPORT

Ring Road Project – Management discussed the updates with the Board and stated that if the Board has a mild winter, then the budget for the snow removal can go towards this project for next year.

Repairs at 335-351 Milford Area – Management gave an update to the Board.

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

2025 Draft Audit

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

RESOLVED to approve the draft audit to final.

2026/2027 Cantey Contract

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

RESOLVED to approve Cantey Associates renewal contract for 2026/2027.

2026/2027 Association Insurance – Management is waiting for more proposals of insurance.

Exterior Stoop Replacement – The test unit is gorgeous. Management is trying to get additional proposals.

Northwest Pond Cabinet Replacement

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 replacing the pond cabinet in the amount of \$2,000.

Condo Area Benches Discussion – Management discussed that the Condo Board will review and discuss the benches.

Tree Care/Trimming

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 BrightView proposal for tree care/trimming.

Landscaping/Irrigation – Management welcomed Debbie Kay to the landscape committee. Barry Cherney gave an update on the landscape walks and thanked members of the committee and management for the extensive spring walk.

Swans/Geese – Management stated that both swans have eggs and the geese have been overwhelming. Management reached out to the vendor and is trying to get the geese out of the ponds.

Reserve Study – Management stated that Freddie Mac made some changes to their requirements that include reserve studies.

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 7:25 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date