

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 28, 2026**

An open meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, July 28, 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
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 6:32 p.m. Roll call was taken, and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the May 26, 2026 meeting.

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

RESOLVED to approve the minutes from the May 26, 2026 meeting as presented.

PRESIDENT'S REPORT

Philip Fine stated the weather has been difficult but management has been on top of any issues associated with the irrigation system.

TREASURER'S REPORT

Management reported that in the month of June, 2026, there was a total net operating of \$19,073 and a total net reserve of \$25,171. As of June 30, 2026, there was a total of \$105,334 in the operating account, a total of \$369,381 in the reserve account. Thomas reported that he is transferring \$250,000 out of the reserves account to Morgan Stanley Bank and into a reserve account with an interest rate of 4.5%. Management stated that the reserve total is after the Ring Road payments have been posted.

MANAGEMENT/BOARD REPORT

Ring Road Project – Management discussed the updates with the Board. The only item to complete this year is sealcoating by the entryway towards the clubhouse and the emergency areas. The goal for next year will be to complete Ring Road up to the paver area toward the Milford side.

2025 Final Audit – The Board received the final audit and any homeowners can request a copy from Management.

2026 Annual Election – Manor Homes holds an election every year to select a homeowner to represent them on the Umbrella Board. Management thanked Stuart Packer for his service this past year.

2026 Budget – Management will start to draft the budget in August.

2026/2027 Association Insurance

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

RESOLVED to ratify Baldwin Insurance in the amount of \$24,874.

ButterflyMX System of Clubhouse – Coromandel Condo installed this system and has been working great. Management recommended upgrading the system for the Umbrella Board for next year.

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

RESOLVED to approve the ButterflyMX System for the clubhouse in the amount of \$7,153.36.

Outdoor Pool Fencing – Management reached out for a bid on the outdoor pool fence.

Aerator & Fountain Replacement Approvals

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 aerator replacement in the amount of \$1,901.10 and a fountain replacement in the amount of \$3,780.

Exterior Stoop Replacement – Three (3) condo stoops and one (1) townhome stoop have been completed. Two (2) condo stoops and one (1) townhome stoop are pending. Management started that all of the stoops will be worked on until complete.

Tree Care/Trimming – Tree trimming and removal was already scheduled for yesterday and today but started today due to the severe storm yesterday. All weather damage from yesterday's storm was already been cleaned up. They are continuing to trim trees and remove damage.

ACH Payments – Management reported that there were some issues with payments from homeowners who send physical checks. Management recommended all homeowners sign up for ACH payments. Any questions, please contact management.

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 7:28 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date