

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 25, 2026**

An open meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Thursday, August 25, 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
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 July 28, 2026 meeting.

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

RESOLVED to approve the minutes from the July 28, 2026 meeting as presented.

PRESIDENT'S REPORT

Philip Fine stated as the summer winds down, he is happy with the projects that have been completed and have enhanced the community. Many thanks to the management and the Board for working together to complete these tasks and benefit us all.

TREASURER'S REPORT

Management reported that in the month of July 2026, there was a total operating income of \$108,000 and \$26,000 was transferred to the reserves. There was a total of \$81,730 in net operating income for the month. For the month of July, there was total expenses of \$84,625 which is \$2,895 more than budget, but a year-to-date spent of \$79,000 less than what was budgeted. All in all, the accounts are doing very well. The reserves have a total income of \$27,000 with expenses of \$24,000 for a difference of \$3,000.

2027 Draft Budget – Management gave an update to the Board on the 2027 draft budget progress.

MANAGEMENT/BOARD REPORT

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

Ring Road Updates & Sealcoating – Management discussed the updates with the Board for the Ring Road repairs.

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

RESOLVED to approve M&J Sealcoating in the amount of \$4,577.

2026 Annual Election – Manor Homes holds an election every year to select a homeowner to represent them on the Umbrella Board. October 9, 2026, is the deadline for applications of candidates.

Tree Care/Trimming – Management gave an update to the Board on the tree trimming. The vendor has been coming out taking care of all the trees throughout the community.

Landscaping/Irrigation/Swans – The Board was given an update on the landscaping and irrigation. The swans kept fighting so the owner of the company came to pick up the two (2) males and they are going to be gone until after winter while they learn to get along.

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 7:22 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date