

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 21, 2026**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, July 21, 2026, in accordance with the By-Laws.

Board Members Present: Sylvia Dresser, President
Jeffrey Zalay, Vice President
Marc Platt, Secretary
Debra Kaye, Director

Board Members Absent: Thomas Schmiedigen, Treasurer

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 6:30 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the May 19, 2026 meeting.

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 minutes from the May 19, 2026 meeting as presented.

PRESIDENT'S REPORT

Sylvia Dresser mentioned that management keeps on top of regulations and rules for condominium laws and procedures.

TREASURER'S REPORT

Management reported that as of June 30, 2026, there was a total of \$36,501.03 in the operating account and \$1,850,000 for reserves. An insurance payment was made from the operating account.

MANAGEMENT/BOARD REPORTS

Intercom System Upgrade Discussion – Management and the Board gave an update to the homeowners for the new intercom system.

Association Insurance

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 Baldwin Group insurance proposal with a total premium of \$200,575.

2026 Annual Election – Management reported that the annual election paperwork will be sent out to homeowners.

2027 Budget Discussion – Management and the Board will be working on the draft budget in August.

Final 2025 Audit – The final audit is ready for homeowners to request a copy from management.

Exterior Sill Replacements

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 replacement of exterior sills.

Exterior Repairs Update – Management stated that McCan and Alpha came out to inspect the sliding door replacements for proposals for homeowners.

Balcony Repairs Update – Management stated that the Board has been discussing updating the balconies.

Landscaping/Irrigation – Management gave an update to the Board that the vendor has been asked to up the watering since it has been dry and all the lines are running now after being fixed.

ACH Payment for Assessments – Management reported that there has been a delay in homeowners who send out checks or online bill pay which comes in as a check to the Arizona address. It can take up to three (3) weeks for delivery and then about 2-3 days to clear on the account, so Management asked all homeowners to sign up for the Automatic Withdrawal System to make payments easier.

Dryer Vent Cleaning – The dryer vent cleaning will be completing the 411 and 412 buildings this Saturday then on August 1, 2026, buildings 421 and 422 will be completed. Building 431 and 432 will be completed August 8, 2026 with buildings 441 and 442 completed on August 15, 2026. Management will send out scheduling to homeowners.

2026 Window Replacements – Two (2) owners are left for scheduling and wrap up for this season.

Front Stoop Replacements – Three (3) condo buildings have been completed, and the 4th & 5th are in progress. 372, 362, and 401 were completed if homeowners want to view the finished project.

Garage Power Washing – Homeowners in garage #1 can start parking in the garage.

OPEN FORUM

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

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 7:03 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date