

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 2026**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, September 15, 2026, in accordance with the By-Laws.

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

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 6:33 p.m. Roll call was taken and quorum was met.

APPROVAL OF MINUTES

The Board reviewed the minutes from the July 21, 2026 meeting.

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

RESOLVED to approve the minutes from the July 21, 2026 meeting as presented.

PRESIDENT'S REPORT

Sylvia Dresser reminded residents that the annual election will be coming up and encouraged homeowners to apply to be a candidate.

TREASURER'S REPORT

Treasurer, Thomas Schmiedigen reported that as of August 31, 2026, there was a total of \$182,377 for income operating and \$168,344 for operating expenses; \$43,036 for reserve income and \$23,467 for reserve expenses.

2027 Budget – Management and the Board are currently working on the 2027 draft budget.

MANAGEMENT/BOARD REPORTS

Tax Re-assessment – Management asked for a re-assessment and shared the results with the Board.

Elevator Communication Line Proposal – The Board reviewed a proposal.

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 TKE proposal in the amount of \$7,000.

2026 Annual Election – Management encouraged everyone to run for the Board and the application forms were sent to homeowners. The candidate forms need to be sent to Management no later than October 9, 2026.

Exterior Repairs – Management discussed two (2) window and balcony door replacement proposals with the Board.

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

RESOLVED to approve the Alpha Construction and Mechan Contractors proposals to perform the exterior repairs in conjunction with the unit owners' responsibility.

Balcony Project – Management suggested setting up a meeting with the Board and the engineering group for an Executive Session to discuss project and timing before approving a proposal.

Landscaping/Irrigation – Management gave an update to the Board that irrigation is under budget and running great right now. Weeding was complete with the landscaping and everything is looking good.

ACH Payment for Assessments – Management reminded everyone to sign up for ACH. Since the last meeting, more homeowners have signed up.

Lobby Package Benches – Benches have been installed and Management thanked Jeff Corman and Leah Kanier who came up with the idea. If you see a package outside, pick it up and put it on the bench.

Intercom System Updates – The fob system is now at the clubhouse and it is the same fob from the building systems. Homeowners need to get new fobs from Management and return the old ones.

OPEN FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date