

**COROMANDEL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 14, 2026**

The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, July 14, 2026 in accordance with the By-Laws.

Board Members Present: Barry Cherney, President
Philip Fine, Treasurer
Richard Lauter, Vice President/Secretary

Also Present: Steven Perna, Property Manager, Braeside Comm. Mgt.
Morgan Smith, Asst Property Manager, Braeside Comm. Mgt.
Homeowners

CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Barry Cherney, Board President.

ROLL CALL

Roll call was taken, and a quorum of the Board was established.

APPROVAL OF THE MINUTES

The May 12, 2026 meeting minutes were presented.

Upon motion by Richard Lauter, seconded by Phil Fine and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to approve the May 12, 2026 meeting minutes as presented.

PRESIDENT'S REPORT

Mr. Barry Cherney reported everything is going great. The Association received many plants and embellishments for the community. We have more plantings coming soon and we're looking forward to it!

TREASURER'S REPORT

Treasurer, Philip Fine, reported that as of June 30, 2026 the operating cash balance is \$40,301.21. Mr. Fine stated the reserve balance is \$248,666.44 and has reported we are in excellent shape.

MANAGEMENT REPORT

The management report was reviewed as presented.

Driveway Replacement

Mr. Cherney opened the discussion to state that one full driveway replacement has been completed. There are a few areas of repair and the Board and Management will keep the affected owners informed with all updates.

Front Stoop Replacements

Six townhome front stoop replacements will be completed by the end of this year, one which has already been completed. Management and the Board have triaged each of the townhome stoops and selected the worst of all to be done this year and have already selected a few for next year. Management reiterated that this expense, time and materials, is entirely the Umbrella Association's responsibility.

Association Elections

Elections will take place in November. There will be one (1) position available for this year's election and will be available for a two-year term.

2027 Budget Discussion

Management reported drafting of the 2027 budgets will begin soon. There will not be a 0% increase going into 2027 due to the need for more contributions to reserves to help fund the future driveway replacements. However, the Board reassured homeowners that the increase will be minimal.

Association Insurance

Due to Braeside Management having a larger parent company, this allows the Association to obtain more national exposure for insurance coverage. This has resulted in a *potential* decrease in cost or will at least keep the Association's insurance for the 2026-2027 term flatlined with a 0% to a minimal increase.

Landscaping/Irrigation Updates

The landscaping vendor, BrightView, has been working hard to install more plantings, river rock, performing pruning. Mr. Cherney noted that the front entrance of the property has not looked better in the last 30 years! Steven Perna made a note that Halloran & Yauch Irrigation has consistently been on the property ensuring that the property in its entirety has water to some degree.

2026 Shared Sanitary Sewer Line Rodding

The annual shared sanitary sewer line rodding for the South Townhome units will occur on Thursday, August 20 and Friday, August 21st. M&C Services will be performing this service, as in years past. The expenses will be billed back to those unit owners affected as a passthrough from the Townhome Association.

2026 Dryer Vent Cleaning

Mister Natural will be performing exterior dryer vent cleaning for the Townhomes on July 21, 2026 and will be offering interior dryer vent cleaning for unit owners who call to schedule appointments beginning July 22nd through July 25th.

Ring Road Project Updates

Some sealcoating will be done on the ring road on the work that was done in 2025 and some small water retention repairs on the 335-357 Milford Driveway.

Additional Notes

Mr. Cherney noted that many residents have come up to him to inquire about the mounted back patio lights that are no longer working. Mr. Cherney instructed unit owners to get the closest light fixture that could be found to the original item since the original is no longer in production.

RESIDENT OPEN FORUM

The Board opened the meeting for homeowner comments and/or concerns at 6:57 p.m. There were not any residents who cared to comment.

EXECUTIVE SESSION

No executive session was needed.

ADJOURNMENT

Upon motion by Barry Cherney, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

RESOLVED to adjourn the meeting at 6:58 p.m.

The next Townhome Board of Directors meeting is scheduled for August 11, 2026 at 6:30pm.

Respectfully submitted,

Board Secretary