

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 26, 2024**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held on Tuesday, March 26, 2024, via video/teleconference and in accordance with the By-Laws.

**Board Members Present:** Philip Fine, President  
Frank Glickman, Vice President  
Sylvia Dresser, Secretary  
Howard Katz, Treasurer  
Thomas Schmiedigen, Director  
Barry Cherney, Director  
Stuart Packer, Director

**Also Present:** Steven Perna, Property Manager, Braeside Condo Mgt.  
Morgan Smith, Assistant Property Manager  
Valerie Hecht, Recording Secretary, Desktop Express Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:33 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the January 30, 2024, meeting minutes.

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

**RESOLVED** to approve the January 30, 2024, meeting minutes as presented.

**TREASURER'S REPORT**

Treasurer Howard Katz reported that as of February 29, 2024, the Operating Fund had \$47,664 and the Reserves \$349,490. He commented that with the mild winter, the \$100,000 that was budgeted for snow removal but was not spent will be transferred to the Reserves.

Frank Glickman reported that the 2023 Audit is progressing a bit slower this year but a draft of it should be available before the end of April.

**MANAGEMENT REPORT**

Irrigation Committee – No report.

Front Entrance/Clubhouse Paver Replacement Project – Management explained that the first phase of the project will be to remove the pavers at the front entrance and by the clubhouse, and replace them with asphalt this year. Remediation of the ring road will begin in 2025.

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

**RESOLVED** to approve the Bravo Company proposal for engineering services at a cost not to exceed of \$3,800.

Landscaping Committee – Robin provided an update on the plans for installing perennials along with some annuals for color.

#### Tennis Court Repairs

Upon motion by Barry Cherney, seconded by Philip Fine and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to approve the Midwest Sports Surfaces proposal for restoration of the tennis court at a cost not to exceed \$13,000.

#### Indoor Pool Water Fountain

Upon motion by Stuart Packer, seconded by Philip Fine and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to approve the M & C Services proposal dated March 21, 2024, for replacement of the indoor pool water fountain at a cost not to exceed \$3,000.

#### Stewardship Service

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

**RESOLVED** to ratify approval of the contract with Pizzo & Associates for stewardship services at a cost of \$7,950.

Discussion regarding a burn was tabled to obtain input from the vendor.

#### **HOMEOWNER FORUM**

The Board opened the floor to participating homeowners for comments and/or questions.

#### **ADJOURNMENT**

Upon motion by Stuart Packer, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Condominium Association

**RESOLVED** to adjourn the meeting at 7:27 p.m.

Respectfully submitted,  
*Valerie Hecht*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date