

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 21, 2024**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, May 21, 2024, in accordance with the By-Laws.

**Board Members Present:** Howard Katz, President  
Thomas Schmiedigen, Treasurer  
Sylvia Dresser, Secretary  
David Buffen, Director

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

**CONFIRMATION OF QUORUM**

The meeting was called to order at 6:30 p.m. A quorum of the Board was present.

**APPROVAL OF MINUTES**

The Board reviewed the minutes from the March 25, 2024, meeting.

Upon motion made by Howard Katz, seconded by David Buffen and unanimously carried, the Board of Directors of Coromandel Condominium Association

**RESOLVED** to approve the minutes from the March 25, 2024, meeting as amended.

**PRESIDENT'S REPORT**

President Howard Katz reported on the passing of Vice President, Frank Glickman noting he will be missed. There will be a bench placed between the 431 and 422 buildings underneath the tree in honor of Frank.

Upon motion made by Howard Katz and unanimously carried, the Board of Directors of Coromandel Condominium Association

**RESOLVED** to appoint Julie Rogers to the Board of Directors until the annual meeting in November 2024.

Thomas Schmiedigen has agreed to fill the Vice President position on the Board of Directors while holding the Treasurer position as well.

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of April 30, 2024, there was a total Operating Income of \$135,134 with expenses of \$168,390. The largest categories of expenses were plumbing for \$31,500, HVAC for \$5,400 and elevator issues for \$13,000. There is a total of \$2,286,051 in Reserve account assets and Reserve income of \$69,306, with a total of Reserves

expense of \$93,738. There was \$34,400 more spent than was brought in. Reserve assets decreased by \$114,000. This was to be expected due to several projects in progress, but overall, the Association is within budget.

2023 Audit – Management sent the update audit report to the Board for review at the next meeting. The auditors found no material issues.

## **MANAGEMENT/BOARD REPORT**

Garage Water Infiltration Project – Management gave an update to the Board on the garage water project.

2024 Window Replacements – After receiving proposals from Lakeside Glass and Apex Window Werks, The Board previously approved the proposal from Apex. Management gave an update to the Board on replacements.

Garage Exhaust Fan Replacements – Ireland, Command Service and All Tech have sent bids to Management for review.

Upon motion made by Sylvia Dresser, seconded by Howard Katz and unanimously carried, the Board of Directors of Coromandel Condominium Association

**RESOLVED** to approve the Command Services proposal to replace five (5) garage exhaust fans in the amount of \$15,990.

### Window Washing

Upon motion made by Howard Katz, seconded by Julie Rogers and unanimously carried, the Board of Directors of Coromandel Condominium Association

**RESOLVED** to approve the Progressive proposal for window washing in the amount of \$20,000.

### Dryer Vent Cleaning

Upon motion made by Howard Katz, seconded by Julie Rogers and unanimously carried, the Board of Directors of Coromandel Condominium Association

**RESOLVED** to approve the Mister Natural proposal for dryer vent cleaning in the amount \$142 per main vent line for 105 vent lines total for Association responsibility and \$52 per unit to be billed to unit owners

Umbrella Overview/Updates – Management updated the Board on the following: Ring Road & Parking Lots, Tennis Court, Pool Drinking Water Fountain, and Landscaping.

Emergency Pet Magnet Update/Reminder – Management gave an update on the emergency pet magnets and encouraged homeowners to hand in the pet registration form to receive the pet magnets.

## **OPEN FORUM**

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

## **EXECUTIVE SESSION**

The open meeting was recessed at 7:29 p.m. to hold an Executive Session. All Board members present at the start of the meeting were in attendance as well as Management and the Recording Secretary. The purpose of the Executive Session was to discuss financial matters.

## **ADJOURNMENT**

Upon motion made by Howard Katz, seconded by Sylvia Dresser and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to adjourn the meeting at 7:59 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date