

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 28, 2024**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held on Tuesday, May 28, 2024, via video/teleconference and in accordance with the By-Laws.

Board Members Present: Philip Fine, 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
Lisa Geniesse, Recording Secretary, Desktop Express Homeowners

CALL TO ORDER

The meeting was called to order at 6:39 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the March 26, 2024, meeting minutes.

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 March 26, 2024, meeting minutes as amended.

PRESIDENT'S REPORT

Philip Fine made a few remarks to honor of the passing of Vice President, Frank Glickman.

Julie Rogers was appointed to fill Frank Glickman's position on the Board until the annual election in November 2024. Thomas Schmiedigen was appointed the Vice President of the Board.

TREASURER'S REPORT

Treasurer Howard Katz reported that as of April 30, 2024, the total Operating Fund had \$91,819 and the total Reserves had \$392,159. Total expenses were \$53,596 with a budget of \$98,758 which means the expenses were under budget by \$44,761.

Management stated the \$15,000 transfer from Operating to Reserves will start in June through December 2024 from the excess of snow removal budget item.

Howard Kats also reported that Year-to-Date the expenses have a total budget of \$289,367 with an actual total expense of \$191,259, which brings the total expenses under budget by \$98,050 for the year so far.

2023 Audit – The Board will be reviewing the audit for approval at the next Board meeting.

MANAGEMENT REPORT

Irrigation Committee – Management and Sylvia Dresser gave an update on the irrigation.

Front Entrance/Clubhouse Paver Replacement Project – Barry Cherney and Management gave an update on the ring road project and the pavers. Homeowners were able to make comments and ask questions on the project.

Landscaping Committee – Barry Cherney, Robin Lieberman and Neil Krupp provided an update on the plans for landscaping. Management also gave an update.

Outdoor Pool Heater Replacement – The Board discussed replacing the pool heater and opening/closing pool vendor options. The Board asked Management to reach out for two (2) more bids for the pool heater. Homeowners asked some questions about the pool.

Entryway Signage Discussion – The Board discussed entryway signage updating.

HOMEOWNER FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 8:02 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date