

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 23, 2024**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, July 23, 2024, in accordance with the By-Laws.

**Board Members Present:** Howard Katz, President  
Thomas Schmiedigen, Vice President/Treasurer  
Sylvia Dresser, Secretary  
Julie Rogers, Director

**Board Members Absent:** 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 May 21, 2024, meeting.

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

**RESOLVED** to approve the minutes from the May 21, 2024, meeting as presented.

**PRESIDENT'S REPORT**

President Howard Katz wanted to give a shout out to the landscape committee for bringing the landscaping up to a point it has not seen in several years.

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of June 30, 2024, there was a total Operating Income of \$135,809 with expenses of \$164,963. There is a total of \$2,250,261 in Reserve account assets and Reserve income of \$57,399, with a total of Reserves expense of \$48,411. There was \$48,411 spent, less than was brought in. The largest categories of expenses were parking and garage project for \$19,640, elevator issues for \$5,500 and window washing for \$20,000.

2023 Audit – Management stated that the audit will be distributed to homeowners per request.

## **MANAGEMENT/BOARD REPORT**

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

Balconies/Railings – Management gave an update on balconies/railings replacement items.

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

**RESOLVED** to direct Management to start getting bids for balcony repairs.

Garage Exhaust Fan Replacements – Management gave an update on replacements.

Dryer Vent Cleaning – Management gave an update to the Board for cleaning. Mister Natural is charging \$52 for interior line cleaning.

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

**RESOLVED** to approve the use of Board chosen vendor on a yearly basis for the dryer vent cleaning.

2024 Annual Election – The Board reviewed the election material. Three (3) Board members are up for re-election. October 11, 2024 is the due date for the election material to be turned into the Management office.

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 election materials presented in the Board packet.

2025 Budget – Management let the Board know that once the Umbrella draft budget is completed, the Condominium draft budget will be worked on and sent out for the Board to review.

Carpet Cleaning – The Board asked homeowners to inform Management of any stains that happen to the carpet so it can be cleaned right away. Management will be sending out an e-blast.

Window Replacements – Management gave an update to the Board on the window replacements.

Landscaping/Irrigation – Management gave an update to the Board on the landscaping and irrigation.

Pet Etiquette Discussion – Management reminded homeowners to be mindful of more aggressive animals, staying away from other animals on walks.

## **OPEN FORUM**

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

## **EXECUTIVE SESSION**

The open meeting was recessed at 7:27 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 Julie Rogers and unanimously carried, the Board of Directors of the Coromandel Condominium Association

**RESOLVED** to adjourn the meeting at 7:40 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date