

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 30, 2024**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held on Tuesday, July 30, 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, Vice President  
Barry Cherney, Director  
Stuart Packer, Director  
Julie Rogers, 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 6:31 p.m. Roll call was taken as noted above and a quorum was present.

**APPROVAL OF MINUTES**

The Board reviewed the May 28, 2024, meeting minutes.

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

**RESOLVED** to approve the May 28, 2024, meeting minutes as presented.

**PRESIDENT'S REPORT**

Philip Fine stated that the property looks fantastic, and everything is going along great. The beginning of the Ring Road project is complete and we hope the rest of the project will work well for everyone.

**TREASURER'S REPORT**

Treasurer Howard Katz reported that as of June 30, 2024, the total Operating Fund had \$89,423 and the total Reserves had \$429,537. Total expenses were \$95,247 with a budget of \$91,011 which means the expenses were over budget by \$4,236.

2023 Audit – The audit is complete and there are no irregularities found. Homeowners can request a copy of the audit from Management.

## **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.

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 Manor Homes complete replacement of Taupo Road and Amberley including driveways, striping and engineering reports not to exceed \$130,000.

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

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

**RESOLVED** to approve the landscaping checklist presented to the Board, pending agreement at the Landscape Oversight committee meeting being held on July 31, 2024.

Tennis Court Repairs/Pickleball Discussion – Management gave an update on the court repairs.

2024 Annual Election – Annual election paperwork was reviewed by the Board.

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

**RESOLVED** to approve the paperwork for the 2024 annual election.

2025 Budget – Management will get a draft budget sent to the Board by the second week in August to view.

Fountains/Ponds/Waterfalls – Management gave an update on the fountains/ponds/waterfalls.

Shed for Maintenance – Management asked the Board to add a shed for maintenance items.

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

**RESOLVED** to approve a shed to house maintenance items in the north parking lot of the clubhouse, to take up 3 parking spaces, not to exceed \$3,000.

## **HOMEOWNER FORUM**

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

**EXECUTIVE SESSION**

The Board recessed the open meeting at 7:29 p.m. to hold an Executive Session. The purpose of the Executive Session was to discuss financial matters. All Board members present at the start of the meeting were in attendance as well as Management and the Recording Secretary. The Board reconvened the open meeting at 7:41 p.m.

After resuming the open meeting, 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 Manor Homes paving project to be repaid to the Association by each homeowner within 30 days. If not paid by homeowners within 30 days, it can be spread over a year at 6% interest annually. If a homeowner must go past that, Management will meet with the homeowner and discuss with the Board how to handle that.

**ADJOURNMENT**

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

**RESOLVED** to adjourn the meeting at 7:42 p.m.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date