

**COROMANDEL CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 20, 2024**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, August 20, 2024, in accordance with the By-Laws.

Board Members Present: Howard Katz, President
Sylvia Dresser, Secretary
Julie Rogers, Director
David Buffen, Director

Board Members Absent: Thomas Schmiedigen, Vice President/Treasurer

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 July 27, 2024, meeting.

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

RESOLVED to approve the minutes from the July 27, 2024, meeting as presented.

PRESIDENT'S REPORT

President Howard Katz commented on the great upgrades to the community.

TREASURER'S REPORT

On behalf of the Treasurer, Thomas Schmiedigen, Howard Katz reported that as of July 31, 2024, there was a total in Operating of \$32,156 and a total of \$2,205,578 in Reserve Account. Expenses totaled \$136,147 for the month which is \$206 under budget (budgeted \$35,540 in Expenses for the month of July).

2025 Draft Budget – The first draft of the 2025 budget was distributed to Board members.

MANAGEMENT/BOARD REPORT

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

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 Dakota Evans proposal in the amount of \$471,118.

Condo Insurance

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

RESOLVED to approve American Family Insurance for the 2024-2025 year in the amount of \$102,000 to start June 2024.

Benches for Elevator Areas – Management and the Board discussed bench ideas for elevator areas.

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

RESOLVED to approve Option 2 bench in the amount of \$139 per bench with a total of 24 benches.

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

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

RESOLVED to approve the RCL contract.

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

2024 Annual Election – 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.

Landscaping/Irrigation – Management gave an update to the Board.

Manor Home Road Replacement Information – Starting on Monday, August 26, 2024. Should be completed by Thursday at the latest.

OPEN FORUM

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

EXECUTIVE SESSION

The open meeting was recessed at 7:14 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 hold a homeowner hearing. The open session was reconvened at 7:38 p.m.

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 7:38 p.m. with no further business to discuss.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date