

**COROMANDEL TOWNHOME ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
August 13, 2024**

**The regular meeting of the Board of Directors of the Coromandel Townhome Association was held via video conference on Tuesday, August 13, 2024 in accordance with the By-Laws.**

**Board Members Present:** Barry Cherney, President  
Philip Fine, Treasurer  
Richard Lauter, Secretary

**Also Present:** Steven Perna, Property Manager, Braeside Comm. Mgt.  
Morgan Smith, Asst Property Manager, Braeside Comm. Mgt.  
Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Barry Cherney, Board President.

**ROLL CALL**

Roll call was taken, and a quorum of the Board was established.

**APPROVAL OF THE MINUTES**

The July 16, 2024 meeting minutes were presented.

Upon motion by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVED** to approve the minutes from the July 16, 2024 meeting as presented.

**PRESIDENT'S REPORT**

Expenses have been less than budgeted and we have a surplus in operating funds so we are able to pay off the 2023-2024 insurance repayment to reserves and the remaining payments for the removal of the snow from the roofs from 2022.

**TREASURER'S REPORT**

Treasurer, Philip Fine, reported that as of July 31, 2024 operating cash total was \$62,334.06 and reserve total was \$185,030.39. Mr. Fine reported the Association is in very good shape overall. It was noted that due to the payoffs of the insurance and snow repayments that these numbers wouldn't be reflected in the financials until next month.

**2025 Draft Budget**

The 2025 draft budget was presented to the Board for review. Mr. Steven Perna stated that this is a very preliminary budget as the Umbrella Association has not approved a draft budget yet.

**MANAGEMENT REPORT**

The management report was reviewed as presented.

**Townhome Insurance Renewal**

The Townhome Insurance renewal is due August 16. American Family was unable to renew but provided two viable options for the

Upon motion by Philip Fine, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVE** to approve the proposal for the 2024-2025 insurance proposal from Accelerant for \$43,845.57 as an annual premium.

### Common Drain Line Rodding & Individual Unit Rodding

The shared sanitary sewer line rodding will be completed by M&C Services for all of the South townhome units, less the 401-407 Milford group which was completed earlier this year in April. This service is being completed and billed as a pass-through, like it has been done in years prior. This work will be done on August 21<sup>st</sup> and 22<sup>nd</sup>. M&C Services has also provided a list of various services, including sewer line rodding for units that are not on shared lines. This will be circulated to all Townhome owners to review and Management will provide a cover letter with an explanation.

### 2024 Annual Election

Management reported there is one position up for election this year. There are no additional forms or paperwork to be sent out to homeowners at this time. By the next meeting, there will be more information to be sent out to owners.

### Window Washing/Dryer Vent Cleaning

Pane Bros completed the exterior window washing. Mister Natural completed the exterior dryer vent cleaning. Both companies offered interior services at which the homeowner would be responsible to schedule themselves and would need to remit payment at the time of service. Mr. Perna noted it should be expected to see prices for both window washing and dryer vent cleaning to increase next year due to inflation. The Association will budget accordingly for exterior window washing.

### Landscape/Irrigation Update

Mr. Perna noted that the landscape budget was not as large this year as it has been in previous years. A lot of improvement has been made in various areas and for the areas that were missed this year, the Board and landscape committee will be sure to circle back and provide attention as soon as the budget allows. Irrigation typically reaches each zone two times per week. Many townhome areas receive irrigation during the nighttime and early morning hours so many residents may not see when the irrigation is actively running.

### Road Repairs Updates

Amberley and Taupo will be getting completely repaved beginning on Monday, August 26. This should be a 3-day event at most. The pavers on Milford will be completely blocked off for staging and for trucks to enter and exit each cul-de-sac as needed. An e-mail blast will be sent out to all owners that will contain a map for a visual explanation of how the traffic within the property will be impacted by this project.

### **RESIDENT OPEN FORUM**

The Board opened the meeting for homeowner comments and/or concerns at 6:43 p.m.

### **EXECUTIVE SESSION**

Executive session was needed and went into session at 6:49p.m. and exited session at 6:56 p.m.

### **ADJOURNMENT**

Upon motion by Barry Cherney, seconded by Richard Lauter and unanimously carried, the Board of Directors of Coromandel Townhome Association

**RESOLVE** to adjourn the meeting at 6:57 p.m.

The next Townhome Board of Directors meeting is scheduled for Tuesday, September 10, 2024 at 6:30pm.

Respectfully submitted,

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Board Secretary / Date