

**COROMANDEL UMBRELLA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 27, 2024**

A meeting of the Board of Directors of the Coromandel Umbrella Condominium Association was held on Tuesday, August 27, 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
Homeowners

CALL TO ORDER

The meeting was called to order at 7:01 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The Board reviewed the July 30, 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 July 30, 2024, meeting minutes as presented.

TREASURER'S REPORT

Treasurer Howard Katz reported that as of July 31, 2024, the total Operating Fund had \$50,667.89 and the total Reserves were \$360,603.66. Total expenses were \$97,433.31. Howard stated that the Association was over budget for the month in expenses due to the untimely submission of invoices from Ayala Irrigation and the Association promptly remitted payment.

2025 Draft Budget – The Board discussed the draft budget and concluded more adjustments need to be made.

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.

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

Garbage Plan for Amberley & Taupo – Management spoke about the update to garbage.

2024 Annual Election – Management received one (1) candidate form so far.

Indoor Pool Resurfacing – Management received one (1) bid but are waiting for other bids.

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

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

RESOLVED to approve Ayala Irrigation proposal to purchase and install the replacement aerator/fountain with a 3HP motor in the amount of \$15,085.

HOMEOWNER FORUM

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

ADJOURNMENT

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

RESOLVED to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date