

**COROMANDEL CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 17, 2024**

An open meeting of the Board of Directors of the Coromandel Condominium Association was held via video conference on Tuesday, September 17, 2024, in accordance with the By-Laws.

**Board Members Present:** Howard Katz, President  
Thomas Schmiedigen, Vice President/Treasurer  
Sylvia Dresser, Secretary  
Julie Rogers, Director  
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 August 20, 2024, meeting.

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

**RESOLVED** to approve the minutes from the August 20, 2024, meeting as presented.

**PRESIDENT'S REPORT**

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

**TREASURER'S REPORT**

Treasurer, Thomas Schmiedigen reported that as of August 31, 2024, there was a total in Operating of \$110,264 and a total of \$2,188,640 in the Reserve Account. Income totaled \$47,662 and Expenses totaled \$79,331 for the month which is \$6,827 over budget. This is mostly due to HVAC items totaling \$8,000. The overall year-to-date is on track.

2025 Draft Budget – The updated draft of the 2025 budget was distributed to Board members for review.

## **MANAGEMENT/BOARD REPORT**

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

2024 Annual Election Update – 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.

Ring Road Updates – Management gave an update to the Board.

### **392 Storage Door**

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

**RESOLVED** to approve the Industrial Door proposal for the purchase of 392 storage doors and installation in the amount of \$3,400.

## **OPEN FORUM**

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

## **ADJOURNMENT**

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

**RESOLVED** to adjourn the meeting at 7:01 p.m. with no further business to discuss.

Respectfully submitted,

*Lisa Geniesse*  
Recording Secretary  
Desktop Express, Inc.

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Board Secretary / Date