

**COROMANDEL TOWNHOME ASSOCIATION
ANNUAL BOARD OF DIRECTORS MEETING
November 28, 2023**

The Annual Meeting of the Members of the Coromandel Townhome Association was held via video conference on Tuesday, November 28, 2023 in accordance with the By-Laws.

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

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager

CONFIRMATION OF QUORUM

The Annual Meeting was called to order at 6:00 p.m. A quorum of the Board was present.

APPROVAL OF MINUTES

The minutes from the November 15, 2022 Annual Members Meeting and November 15, 2022 Annual Board of Directors meeting were reviewed.

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

RESOLVED to approve the minutes from the November 15, 2022 Annual Members Meeting and November 15, 2022 Annual Board of Directors meeting as presented.

APPROVAL OF THE 2024 PROPOSED BUDGET

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

RESOLVED to approve the 2024 proposed budget as presented.

ELECTION RESULTS

Candidates Philip Fine and Richard Lauter were re-elected as follows:

- Phil Fine for a two-year term
- Richard Lauter for a two-year term

Management certified that 44.67% of the owners voted in the election, which is a quorum and validates the election.

ADJOURNMENT

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

RESOLVED to adjourn the Annual Meeting at 6:08 p.m. with no further business to discuss.

Respectfully submitted,

Board Secretary / Date