MINUTES
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
September 23, 2025

I. Weymouth called quorum at 7:00 p.m. with 7 members present.

II. Roll call (dot means present, X means absent, ~~X~~ means late)

- Weymouth Atkinson, president
- Greg Aviña, vice president
- Deborah Campbell, treasurer
- Tracy Polanowski, secretary
- Cindy Million, member
- Eileen Koesy, member

X Rob Crandall, member

- Jean Nicholson, member

X Rob Thomas, member

III. Proof of notice of meeting (Tracy). All monthly Board meetings occur on the **fourth** Tuesday of each month at 7:00 p.m. unless otherwise stated. Changes are posted on the bulletin boards hanging inside the clubhouse beside the front door. Please check the bulletin boards when you come to get your mail.

IV. Approval of minutes of August 26, 2025, meeting.

MOTION: Tracy moved to approve the minutes of the August 26, 2025, meeting. Deborah seconded. Motion passed [redacted] (Mr. Thomas, Mr. Crandall, and Greg were absent for the August 26, 2025, meeting.)

[redacted]

V. Reports

A. President's Report

1. Weymouth has been working on things not done by past administrations; everything was in budget, and Weymouth checked with the treasurer for every job.

a. Things from months/years past

i. We have signed a contract, with the addendum of a 25-year warranty on workmanship; that work will commence in the next 2-3 weeks and will be done here within a few days by Ragan Roofing Company.

ii. We have also entered into a contract with Ragan Roofing to do our repairs. The currently used company has gone up extensively on the cost of our repairs in retaliation over not getting the contract to do the clubhouse roof. We get better prices and better conditions with Ragan than we did with our previous contract.

iii. Weymouth also said that he had been after the previous administration to fix the road that goes up the hill; it is now clear up to what we call the brush dump and up to the cell phone towers. It took him five days to accomplish this. Weymouth wrote the letter on Thursday, and they were here to repair it on Monday and Tuesday; they brought it all the way down to the gate to our part of the road.

iv. The railroad ties that were dumped in the woods when they were taken out between Chimney Hill and Holly Forest are full of creosote, a carcinogen, and must be gotten rid of. Weymouth is working on this.

b. More recent things

i. The road is sinking in the 900 numbers of Holly Forest where the drain is. Nelson has put a temporary patch on that; he is reporting to Weymouth.

ii. We have cleaned up the brush around the streetlights, making it brighter; we had a couple of lights that were out, and we fixed those.

iii. We had some broken street signs that Nelson glued back together and put back on the pole near the speed bump by the tennis courts.

iv. We have cut dead limbs.

v. We have put a NO OUTLET sign out front.

2. We need a vote to close the pool for 2025.

3. Committees–Weymouth appointed a couple of committees.

a. He dissolved the Landscape Committee and formed the Beautification Committee. We are looking for people to join the Beautification Committee. Rob Thomas complained that Coronada looks "blah." Let's make it look right.

b. There will be three bids put out for companies to remove trees here, and they will be required to be arborists. Weymouth ordered two damaged trees to be taken out on Holly Forest; two limbs were broken off after the last windstorm, so Weymouth removed the tree before it fell on someone's condo. To do that, the tree company had to remove a rotted tree by using a crane and lifting it over the buildings to get it back out to the street. This is all taken care of and was done well within budget.

The Coronada HOA is operating in the black for a change. Everything is run through the treasurer *here*, not six miles away. We're going to aggressively attack problems we have with the outside of the wood, the paneling, the rotted windows that we're responsible for, the decks that have steps that people are stepping through. We're getting reports of this daily, and we're starting to pick up the pace there.

Weymouth has done 35 projects that needed doing.

c. Property management committee. This is a committee that Weymouth appointed to do the research involved in finding a new property manager. Their first meeting will be Thursday night. Members of the committee from the Board are Rob Crandall, Jean Nicholson, Cindy Million, and Tracy Polanowski; from the community are Steve Deasy and Susan Arsenault.

4. We're working to repair potholes before they get ahead of us; this should have been done long ago. Weymouth has calls in to four asphalt repair companies.
5. We're cleaning gutters as needed. If you complain about an overflow in your water system, gutters, things like that, Nelson's out there the next day.
6. All community members are invited to all meetings of the Board except executive sessions.
7. **If you want to be heard at the meeting, your business must be on the agenda**; send agenda items to Tracy at [redacted] or drop her a note in the Coronada Mailbox,

which is the box closer to the clubhouse doors than the outgoing mailbox. Please don't confuse these two boxes!

8. Check the bulletin boards and windows at the clubhouse to get updates on meeting dates and times.

B. Vice President's Report. Greg reminded the Board that we need to vote again to approve the contract with Ragan Roofing as it was voted on in an executive session and needs to be approved at a regular Board of Managers meeting.

MOTION: Deborah moved that we vote again for the Ragan Roofing contract to move forward. Greg seconded. [redacted] motion, [redacted] The contract will be part of the minutes, so that the amounts will show there.

C. Treasurer's Report

Operating Accounts:

[redacted]	$ 26,979.91
[redacted]	$ 98,845.37
Total Operating Accts.	**$125,825.28**

[redacted] MM	$69,053.91
[redacted] MM	$ 9,427.51
Total MM	**$78,481.42**
Assessment to date	**$24,000.00**

Assessment–due date of first payment October 1, 2025; you must tell Deborah which method you plan to use to pay your assessment by September 30, 2025.

VI. Old/Unfinished Business. None.

VII. New Business

A. **If you park in the Coronada Clubhouse Guest Parking without a sticker, you will be towed at your expense.** You may come to the HOA Office in the clubhouse Monday, Wednesday, or Friday from 10a to 2p to get a sticker. We have taken stickers out to people who call [redacted] to say they can't come to the office.

B. Tim, new contractor, meeting with him September 29, 2025

C. Closing date for the swimming pool. Anne Clayton said that the pool usually closes at the end of October.

MOTION: Jean moved to close the pool on October 31, 2025; Greg seconded. [redacted] motion passed [redacted]

D. If anyone has any repair work that needs to be done, let Weymouth know! Leaks go to the top of the list.

E. People who hire contractors to do work on the outside of their homes must tell the Board that they are doing this, and the person who hires the contractor is responsible for getting proof of the contractors' licensure and insurance. *They are also responsible for*

telling the next buyer about that work because the HOA is not responsible for working on these improvements/changes.

F. We are searching for a new management company and hope to have one in place in October–mid-November 2025. We are not picking one just to have one quickly or by a specific date!

VIII. Community Reminders

A. Check your smoke detector batteries on Labor Day and Memorial Day (Thank you, Anne Clayton, for that tidbit of important information.).

B. If a homeowner hires a contractor(s) to do any work, without the Board's approval, that is structural, it has to be approved (safety/codes thing). It could affect other condos. Also, *if someone has exterior work done–without Board approval–that would normally be an HOA responsibility, when that condo is sold, it becomes the new owner's sole financial responsibility going forward for repairs or replacement and must be disclosed in sale documents.*

C. Election for new Board members is coming up in January 2026. At least three positions need to be filled. **If you're interested in running, please put together a short bio that tells why you are running, what you plan to do for the Board, and how much time per week you have to donate to the Board.**

Motion to adjourn by Tracy, seconded by Greg.

Adjourned at ~8:35 p.m.



CORONADA

Town Home Condominiums

THE MONTHLY BOARD MEETING IS ON

TUESDAY,

SEPTEMBER 23, 2025, IN THE CLUBHOUSE AT 7:00 PM.

All homeowners are invited and encouraged to attend.

250 CHIMNEY HILL, NASHVILLE, TENNESSEE 37221

CORONADA BOARD ME

Weymouth Atkinson, President
Greg Avina, Vice-President
Deborah Campbell, Treasurer
Tracy Polanowski, Secretary
Eileen Koesy
Cindy Million
Rob Thomas
Rob Crandall
Jean Nicholson

[redacted]

HOA MEETING 09-11 , 2025 SIGN IN SHEET

PRINTED NAME	SIGNATURE	PRINTED NAME	SIGNATURE

HOA MEETING SEPTEMBER 23, 2025 SIGN IN SHEET

PRINTED NAME	~~SIGNATURE~~ EMAIL	PRINTED NAME	SIGNATURE
[redacted]			