AGENDA
Board of Managers Meeting
Coronada Condominiums Assoc., Inc.
Coronada Clubhouse
Tuesday, May 26, 2026

I. Greg called the meeting to order at __7 PM_____.

II. Roll call
Greg Avina, President O
Rob Crandall, Vice President O
Deborah Campbell, Treasurer O
Tracy Polanowski, Secretary O
Susan Arsenault, Member O
[redacted]
Mary Grissim, Member O
Jean Nicholson, Member O
Rob Thomas, Member O

III. Proof of notice of meeting (Email Team [Brenda and Mary]). All monthly Board meetings occur on the fourth Tuesday of each month unless otherwise stated; dates and times, and changes to dates and times, are posted on the bulletin boards hanging inside the Clubhouse. The Email Team sends reminders several days before the meeting and then another the day before the meeting.

IV. Reports of officers
A. President's report.
1. Board votes on
a. Motion to transfer management of operating, money market and assessment funds to Ghertner and Company.
[redacted]
b. Motion to provide viewing access for all Coronada [redacted] accounts, to Ghertner and Company.
[redacted]
c. Motion to authorize payment to temporary landscaper through the end of June 2026. Fiscal impact of $800 per week.
[redacted]
e. Motion to establish Coronada President and Treasurer as signers on Coronada accounts managed by Ghertner and Company, including operating account, money market, assessment and any additional accounts created in the future.
[redacted]
2. Review items.
a. Budget for the Landscaping Team. The landscaping committee has requested a $5,000 budget allocation for the current 2026 fiscal year, as well

as for the 2027 fiscal year. Included in the record will be the formal request with itemized planned expenses and associated cost.

B. Vice President's report.
   No items to report on.
C. Treasurer's report.
   a. Assessment Acct: $188,513.94
   b. Money Market: $102,761.69
   c. Operating Acct: $123,867.33
   d. <u>Total: $415,142.96</u>
   Discussion regarding assessment balance followed. Deborah communicated a quarter of assessment funds were transferred to money market account.

D. Report on the Board of Managers.
   a. Mary expressed her appreciation for the music night on Saturday, May 23, 2026! Organized by John Knowles. John expressed interest in organizing a fall concert given the great turnout and fostering of community!
   b. Susan Arsenault contacted local representative regarding trash accumulation on HWY 70 across from Coronada. Representatives' names can be provided by Susan Arsenault.

V. Reports of Committees
   a. Landscaping Committee – see attached 2026 and 2027 fiscal year budgets and included scope.

VI. Unfinished business.
   A. Property Manager search is concluded. Ghertner and Company has been signed as Coronada's property manager on a two-year contract, renewable in 2028.
   B. Comments regarding smoke detector or fire system concerns and requested review of fire extinguishers. Additionally, concerns regarding locks on exit door to pool were communicated.

VII. New business
   a. No new business.

VIII. For the Good of the Order
   a. Thanks to Deborah, our treasurer, for all her hard work and availability to the community!

Meeting concluded at 7:45 PM

ACH withdrawals have been canceled. If you had ACH set up for your HOA dues and assessment payments, please pay through Ghertner's portal or by check to Deborah or Ghertner. Beginning on June 1, 2026, all payments are to be submitted to Ghertner and Company.

Community Discussion
Steve Deasy complemented the landscaping committee and Board for their efforts beautifying the community. Recently our property value (based on recent sales) has outpaced neighboring condominium properties!

ANNOUNCEMENTS

- ✓ Book Club–This club meets on the third Tuesday of the month, in the clubhouse, at 6:00p. Talk to Hunter Crabtree to find out more.
- ✓ **Onboarding with Ghertner** – This meeting is to meet our Ghertner community manager and receive assistance with the new portal. This will take place on **Tuesday, June 2, 2026**, at **6 PM** in the **Coronada Clubhouse**.

2026 Budget Request

					Projected Expense	Actual	Difference		
					$5,000.00				
Zone	**Items**	**Approval**	**Vendor**	**Purchased By Date**				**VOLUNTEERS**	**Rationale**
2	Deb and Tracy plants for 4 planters out front		Home Depot		$150.00	$150.00		Deb & Tracy	
2	3 Large, Stately Planters (fiberglass)**		Moore & Moore (Or comprable)		$3,000.00			Kendra & Josh	**These may be less - range was $500-1000
2	3 Japanese Maples		Home Depot or costco		$360.00				To increase the curb appeal of the Club House as a focal point of the Coronada Condo Complex. These would be 1x purchases.
2	3 Blue Pacific Junipers		Home Depot		$60.00				
2	Filler annuals for 3 large planters		Home depot or elsewhere		$150.00				
2	Bags of Topsoil (x9)		Home Depot		$90.00				
2	Bags of Potting Soil (x9)		Home Depot		$72.00				
2	40 bags of Pine Bark Mulch		Home Depot		$200.00				
all	Poison Ivy Spray (x2)		Home Depot		$66.00				
all	Garden Stakes (20 pack) x2		Home Depot		$40.00				to mark new plantings & emerging trees that should not be weed whacked
pool	Plants & Flowers for 10 planters		Home Depot or costco		$300.00				
	plus Tax and or shipping				$500.00				
					$162.00				

* With any remaining funds, additional plants/shrubs for clubhouse

	Predicatable Yearly Expenses
all	50 Bags of Pine Bark Mulch (Or Large Truck Delivery)
all	Poison Ivy Spray
	Annuals (flowers)

	2027 Budget Request				Projected Expense	Actual	Difference		
					$5,000.00				
Zone	**Items**	**Approval**	**Vendor**	**Purchased By Date**				**VOLUNTEERS**	**Rationale**
2	Annuals for planters		Home Depot or similar		$300.00				puchase yearly
	Pollywood 4-Piece Modern Curveback								20- year warranty, would not rot, Low maintenance, 1x
2	Adirondack Conversation Set		Polywood.com		$1,645.00				purchase
2	Seat cushions (Color- Midnight Linen)		Polywood.com		$276.00				
1&2	40 bags of Pine Bark Mulch		Home Depot or similar		$200.00				
1&2	Fall planting shurbs & perineals & annuals		Home Depot or similar		$1,000.00				
1&2	Spring planing shrubs & perineals & annuals		Home Depot or similar		$1,000.00				
all	Poison Ivy Sprav (x2)		Home Depot		$66.00				
	plus approximate Tax				$450.00				
					$63.00				*Any remaining funds to purchase additional plants
	Predicatable Yearly Expenses								
all	50 Bags of Pine Bark Mulch (Or Large Truck Delivery)								
all	Poison Ivy Spray								



