Coronada Condominiums

Association Name:	**Coronada Association**
Type of Meeting:	Board Meeting
Meeting Date:	7/28/26
Call to order:	7:12 pm
	The meeting began with introductions of the Board members , homeowners, and Keene Miller on behalf of Ghertner Company.
Location:	Clubhouse and via Zoom
Attendees:	Vice President Rob Crandall, Treasurer Deborah Campbell, Secretary Tracy Polanowski, and Directors Susan Arsenault, Brenda Ellis, Mary Grissim, Rob Thomas, and Jean Nicholson were Keene Miller attended in person on behalf of Ghertner & Company. [redacted]
	Twenty or more homeowners were represented in person or via Zoom.
Meeting Minutes:	Rob Crandall motioned to approve the 6/23/26 board minutes, seconded by Tracy Polanowski, and the minutes were [redacted] approved.
Treasurer's Report:	Treasurer Deborah Campbell presented the treasurer's report. She reported that the operating account had $115,566.95 and the money market had $102,804.63. She confirmed the assessment fund was $199,012.44 and confirmed the total assets were $417,384.02.
	Rob Crandall motioned to approve the treasurer report, seconded by Tracy Polanowski and the report was approved.
Officers Report:	**New Committees:** Two committees were approved, the assessment Committee consisting of co-Chairs of Mary Grissim and Rob Thomas. Steven Hornsby will serve on the committee as well.
	The second committee was a Neighborhood Watch Committee to address increasing crime and trespassing issues in the community.
	A homeowner emphasized the importance of respectful communication when asking about residents' identities and noted that the board is not creating a police state but wants to promote safety. The Board will seek volunteers for this committee.
	The board agreed to install no trespassing signs around the perimeter of the community. Ms. Miller announced that Board

Coronada Condominiums

members can request police patrol of private property by signing a "No Trespassing" form at the West Precinct

Manager Report:

Ms. Miller reported on various ongoing projects including working with vendors on assessment work orders, addressing parking enforcement responsibilities, and managing work orders which have been prioritized and assigned to different contractors. Several action items were discussed including reviewing financial reports, addressing cleanup priorities, and evaluating proposed changes to parking permits and leasing programs.

Ms. Miller presented the outstanding work orders for several maintenance proposals, including gutter cleaning, leaf removal, and various repairs. The Board decided to table all proposals for discussion until the President was present to ensure informed decision-making. Ms. Miller also requested the Board to prioritize the existing work orders and develop a comprehensive plan for property improvements, including roof estimates across the entire property.

The board discussed revising the trash rules to require bags without tears, holes, or excessive leaking with Vice-President Rob Crandall making the motion, Secretary Tracy Polanowski seconded and the motion carried.

The Board discussed a request from a homeowner concerning utilizing the pool during regular pool hours and removing the lane line rope. The conversation ended with a decision to maintain existing pool rules regarding lane lines, requiring swimmers to be responsible for moving and replacing them according to established guidelines.

Unfinished Business:

Roofs: Ms. Miller reported issues with a previous roofing contractor who stopped communicating, leading to the decision to engage Professional Roofers instead. The new roofing company is working directly with the insurance adjuster to assess and provide proposals for all roofing work, with costs being determined based on the insurance coverage. She requested a list of homes that were listed on the insurance claim and the amount that was paid to the HOA for repairs.

New Business:

Flock Security Camera Installation Approval: The Board voted [redacted] to approve installing Flock security cameras at the entrance after discussing safety concerns, pending the need for proper policies regarding data retention, access, and usage.

Coronada Condominiums

The Board also ratified a previous vote regarding a parking exemption for [redacted] with the final vote being [redacted] in favor.

Secretary Tracy Polanowski gave a brief report about the Tennessee Radon Program and its relevance to the community. She noted that homeowners can go to TN for a free test to request a random test for their condo.

Cell Towers: The Board reviewed a proposal from Crown Castle regarding cell tower leasing, which could generate significant revenue over 5-10 years in exchange for a 10-year lease and easement control. Ms. Miller agreed to have the proposal reviewed [redacted]

Google Fiber Expansion Plans: Anita Mui presented Google Fiber's expansion plans to the community, explaining that they need a right-of-entry agreement to install underground fiber infrastructure within the private community's easements. The service would be available at no cost to homeowners with installation typically completed the same day, offering plans ranging from 1GIG to 8GIG at $70 monthly with no contracts required. The community would receive a complimentary internet line for the clubhouse, and while individual homeowners could choose to stay with current providers, the board could explore a bulk rate option for the entire community.

Homeowner Input: [redacted] raised urgent health and safety concerns about mold in her unit at [redacted] which has made her home unlivable, and requested immediate action on approved repairs and assessments.

A broken Xfinity cable cover at the top of the hill was reported as a safety hazard.

Homeowners raised concerns about property maintenance issues, security matters, and the need for timely repairs.

Adjourn: The Meeting adjourned at 8:30 PM with Tracy Polanowski making the motion and Rob Crandall seconding.