Cormorant Point Homeowners Association Meeting Minutes — February 3, 2014

The February 5, 2014 meeting of the Board of Directors was called to order by President Steve Fox at 4:05 pm in the Golf Hammock Club Meeting Room. Other Board members present: Dawn Loftus, Bob Henderson, Ed Chroscinski, Lillian Kachelries, Nancy Beatty and Bob Rivenes. Members and guests in attendance: Margaret Thomson, Diane & Keith Coultas, Ron & Karen Sasher, Nancy Galle, Rosemary Kunz, Carol Chappel, Leo & Ruth Hoffman, John Robertson, Nancy Polon and Wray Walker.

Minutes: The minutes of the January 4 annual and regular meetings were emailed and were posted on our bulletin board on the Waterwood commons. A motion to accept the minutes as published was made by Nancy and seconded by Bob Henderson and was unanimously approved.

Treasurer's Report: Nancy Beatty reported that we started the month of January with \$20,516.49 in the checking account so that with receipts of \$73,510 and expenses (for lawn maintenance and miscellanies) of \$15,064.99, the balance in account at end of the month was \$78,961.50. A motion to approve the report was made by Ed and seconded by Dawn. It was unanimously approved. Also see attached financial report.

President's Report: Unfortunately, we have received many reports of unrecovered dog droppings on the Waterwood common area. Those involved should take note that we have numerous volunteers who will be monitoring the area and will confront and report the violators. It is also unacceptable for dog owners after picking them up to dispose of their dog's waste behind the enclosed porta-potty area. Steve has received word that the managers of a foreclosed home may be paying the assessment. We have learned that that the Association records formerly stored in a shed on the golf course have been moved without our knowledge to a locked room at the club house. Red mulch has been applied by Steve in our entrance sign area in response to member comments. A request by the owner of a vacant lot to reduce the assessment was not granted by a vote of the Board.

Vice-President Report: None

Violations: Bob Henderson continues to monitor and contact home owners whose driveway is in need of power washing or whose some shrubs are in need of trimming or pole lights are out. In those cases where the "property compliance" has not been corrected, letters will be sent to the involved homeowners in the near future. Also, as a reminder, please contact the Board for approval if you plan to make physical changes to the property.

Architectural/Landscaping: No report.

Welcoming: Lillian Kachelries visited one new member and has other visits pending.

Old Business: None

New Business: After consulting with our attorney regarding the permanent decorating of garage door screens, he proposed the wording for a new amendment to the Addendum to By-Laws as follows:

III. HOME MAINTENANCE

11. For any screened enclosures whether they be door, windows, porches, lanais, pool screens, or garage doors the screens themselves shall not be painted or depict any art or logos except that they me be of a color similar to that allowed in section 3b Wood Trim Color S-W Cormorant Point Dark Brown.

A motion was made by Bob Henderson and seconded by Dawn for the amendment. It was unanimously approved.

Meeting adjourned. Next scheduled Board meeting: Wednesday, Mar. 5 at the GHOA facility at 4:00 pm.

Bob Rivenes, Secretary

Financial Report Below:

2014	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
				_		-		-	-		-	-
Beg. Total Funds	20,516.49	78,961.50										
INCOME												
Maintenance Fees	73,400.00											
CASH PICNIC	110.00											
insurance ck												
SUBTOTAL												
BEGINNING TOTAL												
TOTAL	94,026.49											
EXPENSES							-					
Lawn Maintenance	14,147.00											
Office Supplies												
Landscape Maint	40.00											
Lawn Pest Control												
Legal fees	135.00											
phila insurance												
Bayless Insurance												
Travelers Ins												
Printing												
Postage												
Picnic												
annual meeting												
Fed & State Tax									e e e e e e e e e e e e e e e e e e e			
State Fees	61.25											
useman property												
shinall property	150.00											
Miscellaneous	31.74		1									
ink												
christmas bonus	500.00							_	_			_
SUBTOTAL	15,064.99											
			-		-		-					
TOTAL	94,026.49											
EXPENSES	15,064.99											
FINAL TOTAL	78,961.50		-			-	-					