

# **CORMORANT POINT HOMEOWNERS ASSOCIATION**

## **Board of Directors Meeting**

This is the minutes of the meeting of the Cormorant Point Homeowners Association Board of Directors on October 7, 2020 at 4:00 pm in the Golf Hammock Activity Center. Board members present were Nancy Beatty, John Waddell, Lillian Kachelries and Joyce Lawrence. Mr. Jim Scherzinger was present.

Mrs. Beatty called the meeting to order. Mrs. Lawrence read the minutes from the last meeting of March 4, 2020. The minutes were approved as read.

**PRESIDENT'S REPORT** – Mrs. Beatty explained why she became President of the Board. Due to the passing away of Ed Chroscinski, the current President of the Board and the Vice-President moving away, Nancy Beatty volunteered to assume the position of President which was approved by the Board. She has lived in the area the longest of any Board member. Mr. Breed, our attorney, explained that according to Florida law she could volunteer to be President.

**VICE-PRESIDENT REPORT** – Mrs. Beatty will discuss this in New Business.

**ARCHITECTURAL/LANDSCAPING** – Mrs. Beatty and Mr. Waddell have been getting Board approval for any request. There were requests for generators, lattice, a pool, new windows, 2 new roofs, a Florida room, a satellite dish. Mrs. Beatty stated that when Northerners come back they can contact her for a new Covenant and By-Laws booklet in the red binder.

**WELCOMING** – Mrs. Kachelries reported that she visited with the new owner on Cormorant Point Drive Mr. Ivan Cuevas. She also has 2 new owners to welcome.

**PROPERTY COMPLIANCE** – Mr. Waddell reported that 33 complaints or violations have been addressed since our last meeting in March 2020. These were: 11 trash curbside before 5 pm, 7 TV dish color, 12 weeds-shrubs-trees need trimming, 1 parking on the grass, 1 pole light out, 1 political sign in yard and numerous fishing in ponds by non-residents. All of these issues have been mentioned in previous meetings. Mr. Waddell stated that in his opinion it is

apparent we have some residents who simply don't care. A letter was sent with the Revitalized Governing Documents asking homeowners to look at their home exteriors, mailboxes and mailbox posts to see if they need painted. Non-compliance notices will begin to be sent out in the near future to those who have not yet become compliant. There are a few driveways which need to be cleaned, power washed, etc. If they are not addressed soon, non-compliance notices will be mailed.

New homeowners, as well as, the longer-term homeowners should read the Revitalized Governing Documents so they become familiar with them and can be compliant. Mr. Waddell stated that in his opinion having 33 non-compliant issues in 6 or 7 months is way too many. All homeowners are required to follow our HOA Rules and Regulations and the Board is responsible to make sure all homeowners follow them and are compliant.

It was stated that a Request for Architectural Changes Form needs to be completed and submitted to the Board for a new roof. This is just to be sure the resident is complying with the Governing Documents.

**TREASURER'S REPORT** – Mrs. Beatty gave the Treasurer's Report. See attached.

**OLD BUSINESS** – Mrs. Beatty reported that Lot 96B has not been taken care of. Mrs. Beatty spoke to the homeowner and told her that someone would come each month to take care of the yard and that she would have to pay. There was discussion about talking to her relative.

Mrs. Beatty explained that we did receive payment of \$400.00 from the resident on Cormorant Point Drive for the trimming of the big tree. Mr. Waddell stated that he had sent a violation letter to this resident with a return receipt requested. We have not received the return receipt.

**NEW BUSINESS** - Mrs. Beatty received a call from a resident on Golf Haven Terrace concerning water standing in his driveway. This residence has new sod. Mrs. Beatty explained that when new sod is put in that the swell still needs to be there. Mrs. Beatty stated that Golf Hammock has a 5 year plan for roads. We are in the 3<sup>rd</sup> year. Mrs. Beatty will bring up to the Golf Hammock Board about the

water in driveways. Mrs. Beatty will also bring up to the Golf Hammock Board concerning a hole in the road at 3502 Cormorant Point Drive.

Mrs. Beatty and Mrs. Lawrence went to Mr. Breed's office and signed the forms for the amendments. Mr. Breed will take the amendments to the County. This could take 2 weeks. When this is done we will then distribute them.

Mrs. Beatty explained the responsibility of the office of Vice-President. Mr. Scherzinger has agreed to be the Vice-President. He agreed to help with Architectural/Landscaping in the summer when Mr. Vanhaver matt is away. The Board approved for Mr. Scherzinger to be Vice-President.

There was discussion about residents paying the maintenance fee late all the time. Maintenance fees are paid quarterly (semiannually or yearly) and are due by the 15<sup>th</sup> of the 1st month of the quarter.

There was a discussion concerning solar panels. According to the Florida Statutes the Association cannot say no to installation on the roof. Mr. Waddell will write up an addendum for the Board's approval and then given to the attorney.

Mrs. Beatty will ask Golf Hammock about putting the revitalization information on the website.

There was discussion about the monthly maintenance fee not being listed on For Sale notices. Also cutting of the bushes is not included in the maintenance fee. Mr. Waddell has contacted Re-Max and Berkshire-Hathaway realtors concerning this. Mrs. Beatty has given a copy of the Revitalization documents and the letter concerning maintenance repairs to Re-Max and Berkshire-Hathaway.

There was discussion concerning trimming the bushes at the entrance to Cormorant Point. We need to find out who owns this property.

REMINDER — Contact Mrs. Beatty to receive the new Revitalization documents in the red binder.

The meeting adjourned.

FIN 20

	2020	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BEG TOTAL	42,147.03	112,653.23	112,453.59	97,124.59	102,784.59	86,185.05	84,804.18	87,495.18	76,838.31	63,119.31			
bank return													
insurance refund													
MAINT FEES	93,605.00	17,010.00	6,120.00	22,925.00	7,032.00	13,260.00	24,060.00	6,300.00	7,690.00				
TOTAL	135,752.03	129,663.23	118,573.59	120,049.59	109,816.59	99,445.05	108,864.18	93,795.18	84,528.31				
EXPENSES													
Lawn Maint	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00	14,571.00			
Sunny South	6,798.00		6,798.00		6,798.00		6,798.00			6,798.00			
Landscape Maint	40.00		80.00							40.00			
Haycock Ins				1,014.00									
Travelers Ins				1,680.00									
BREED					2,238.54			703.50					
Printing	1,290.85		950.00					1,180.72					
Postage			216.33					21.65					
Ed Chroscinski			55.00										
Lillian K	32.70		18.03										
Joyce L													
Nancy mileage					24.00								
12 MILES @.50			42.00										
Picnic			1,207.28										
FI Dept of State	61.25												
Fed & State Tax													
Christmas Bonus													
property clean			150.00						80.00				
vanhavermaat	5.00												
judd(sprinklers)	300.00												
flowers							69.87						
tree									400.00				
	23,098.80	17,209.64	21,449.00	17,265.00	23,631.54	14,640.87	21,369.00	16,956.87	21,409.00				
TOTAL EXP	135,752.03	129,663.23	118,573.59	120,049.59	109,816.59	99,445.05	108,864.18	93,795.18	84,528.31				
	-23,098.80	-17,209.64	-21,449.00	-17,265.00	-23,631.54	-14,640.87	-21,369.00	-16,956.87	-21,409.00				
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