

CORMORANT POINT HOMEOWNERS' ASSOCIATION

Board of Directors Meeting, September 1, 2021

The meeting of the Board of Directors was called to order by President Nancy Beatty at 4:00 pm at the Waterwood Commons. Board members in attendance were Nancy Beatty, John Waddell, Jim Scherzinger, and Lillian Kachelries. Absent Board members included John Vanhavermaat and the currently vacant position as Secretary. There was a quorum present. There were 8 members present.

MINUTES – The minutes of the last meeting of the Board, May 5, 2021, were emailed and posted on the Golf Hammock website.

TREASURER'S REPORT - Mrs. Beatty, speaking as Treasurer, provided the following report.

Expenses over the summer months, May-June-July-August, included Lawn Maintenance \$58,284, Sunny South Landscape Maintenance \$13,596, Legal \$145, and Postage \$55.

The Treasury account balance as of September 1 stands at \$78,413.63.

PRESIDENT'S REPORT – Mrs. Beatty, speaking as President, provided the following report.

As a reminder, the Board needs the assistance of all Members in maintaining the architecture, landscape, and other deed restrictions that preserve and protect our +55 community. Members are encouraged to direct concerns or possible violations to the attention of the Board. Similarly, any incidents of crime should be reported immediately to the Sheriff' Office and to the Board.

Nancy also reported that the main entrance common area of Golf Hammock, up to the entranceway of Cormorant Point has been undergoing some landscape improvements (new signage, mulching, dead plant removal, etc.) through the efforts of the GHOA. Additional plantings and improvements to this area are being planned for the 2022 GHOA budget. CPHA Members are, here again, encouraged to bring to the attention of the Board any concerns or issues observed with the common areas, roads, and street & traffic signage maintained by GHOA inside Cormorant Point.

VICE-PRESIDENT'S REPORT – No report.

PROPERTY COMPLIANCE – Jim Scherzinger reported a total of 66 violations since the last meeting of the Board.

Two violations regarding shrubs & weeds have been resolved. Three violations of mailboxes & poles needing repair and/or painting remain unresolved. And, 61 violations involving house painting remain unresolved. Jim noted that several Members attempted to resolve the house painting violation by painting only the street-facing side of their house. This does not resolve the violation, as generally when it is time to paint the house, it is time to paint the whole house to achieve a desirable appearance.

Jim encouraged all Members to take another look at the revitalized Governing Documents to increase understanding of the rules and restriction and avoid finding yourself in violation. Help us keep our community compliant and looking nice.

ARCHITECTURAL/LANDSCAPING – No report.

WELCOMING – On behalf of the whole community, Lillian Kachelries welcomed 8 new residents to Cormorant Point.

Nancy Walton, Douglas Webster, Robert Dietrich, John & Susan Turano, and Anthony Miller now reside on Cormorant Point Drive. Charlene Geisler now resides on Golf Haven Drive. Chuck Sehl and Bruce & Carol Rohacs now reside on Waterwood Drive.

OLD BUSINESS – None.

NEW BUSINESS – None.

MEMBER COMMENTS – Prompted by questions from the Members present at the meeting, there were several discussion topics.

A Member reported a recent black-hooded intruder at a property on Summertree Court. There were no damages or theft from the incident. It was reported to the Sheriff's Office and Deputies responded to the scene quickly, but were unable to locate the intruder.

The County is, once again, revising the waste collection process. At this time, residents may use both the blue collection bin and the green collection bin to dispose of both garbage and recyclable waste. There is no separate recycling of cans, plastic, and paperboard until further notice.

All property owners in Cormorant Point are Members of the Golf Hammock Owners' Association and the Cormorant Point Homeowners' Association, and subject to the by-laws, covenants, and deed restrictions of both HOA's. Since the covenants and deed restrictions for CPHA are more detailed and specific for Cormorant Point, the CPHA is routinely first involved in any compliance issues or violations for our community.

ADJOURNMENT – Meeting adjourned at 4:20 pm.

The next meeting of the Board will be held on Wednesday, October 6, at 4:00 pm. Location to be determined.

Respectfully submitted,

Mark Walczak, Recorder