

CORMORANT POINT HOMEOWNERS ASSOCIATION

The December 6, 2017 meeting of the Board of Directors was called to order by Ed Chroscinski at 4:00 pm in the Golf Hammock Club Meeting Room. Board members in attendance were Bob Rivenes, Nancy Beatty, Lillian Kachelries, Carl Scraggs, Bob Henderson, and John Donohue. Members in attendance were Lionel & Joyce Lawrence, Marisa Donohue, Heddy Scaggs, Alice Rebec, Dave & Judy Boudia, Bill Geiger, Keith & Diane Coultas, Al & Betsey Pasinella and Karen & Ron Sasher.

Minutes: The minutes of the November 1st meeting were emailed and posted on our bulletin board on the Waterwood commons. They also appear in the Golf Hammock web site. A motion to accept the minutes as published was unanimously approved. If a member would like a printed copy of the minutes, please contact Bob Rivenes 385-5790.

Treasurer's Report: Nancy Beatty reported that with \$70,845.48 in the treasury starting November and with \$1,965 in income and \$20,945 in expenses (lawn maintenance and miscellaneous), December started with \$51,865.48 in the treasury. A motion to approve the report was unanimously approved. A complete report is attached.

President's Report: Ed reported that all trash has been removed.

Vice-President Report: John stated that his review of the community recorded a number of driveways in need of cleaning. He notes that Sunny South is not planning to remove lawn

treatment signs and that members need to do it themselves. The CPHA will replace the damaged bench.

Violations (Property Compliance): Bob reported numerous post lights that need to be fixed and of other minor violations waiting for member attention.

Architectural/Landscaping: Carl has received 4 requests for changes.

Welcoming: One visit was made.

Old Business: Please mark your calendars – the 2nd Sat. in February for the annual CPHA picnic. Volunteers are needed – get in touch with Karen Sasher (703)437-3733; leave name & phone # - voice mail or email @ kosash1944@gmail.com.

New Business: Bob Rivenes announced that he and Pat will be moving out of CP next week. Thanks to Joyce Lawrence for volunteering to serve as Secretary.
That previously approved Bylaw changes have been registered with the County.

Members Comments: Dog poop sitings and cases of door-to-door solicitations have been reported.

Meeting adjourned. The next scheduled Board and Annual meeting is January 3 at the GHOA facility at 4 pm.

Bob Rivenes, Secretary
Attachment

New Members

Peter B. Kline, 3506 Golf Haven Terrace (formerly Jannette DeKraft)

317-294-8227

December 2017 Financial Statement

2017	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Beg. Total Funds	40,866.91	116,396.91	111,632.38	93,528.82	102,376.48	86,556.48	77,129.48	91,559.48	81,802.48	63,187.48	70,845.48	51,865.48
INCOME	96,560.00	10,658.00	3,020.00	24,870.00	6,770.00	4,800.00	35,375.00	4,470.00	3,330.00	21,960.00	1,965.00	3,150.00
Maintenance Fees	137,426.91	127,054.91	114,652.38	118,398.82	109,146.48	91,356.48	###	96,029.48	85,132.48	85,147.48	72,810.48	55,015.48
TOTAL												
EXPENSES												
Lawn Maintenance	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00	14,147.00
Sunny South	6,798.00		6,798.00		6,798.00		6,798.00		6,798.00		6,798.00	
Landscape Maint	80.00	80.00		80.00		80.00		80.00	X	80.00	X	
Legal fees										75.00		
Bayless Insurance				1,795.34	1,645.00							
PICNIC		1,134.28	99.48									
Printing			79.08									
Postage												
Dubberly cleanup									1,000.00			
florida commission												
Fed & State Tax												
State Fees		61.25										
Ed C												23.50
christmas bonus												500.00
manual												
BANK	5.00											
SUBTOTAL	21,030.00	15,422.53	21,123.56	16,022.34	22,590.00	14,227.00	20,945.00	14,227.00	21,945.00	14,302.00	20,945.00	14,670.50
TOTAL	137,426.91	127,054.91	114,652.38	118,398.82	109,146.48	91,356.48	###	96,029.48	85,132.48	85,147.48	72,810.48	55,015.48
EXPENSES	21,030.00	15,422.53	21,123.56	16,022.34	22,590.00	14,227.00	20,945.00	14,227.00	21,945.00	14,302.00	20,945.00	14,670.50
	116,396.91	111,632.38	93,528.82	102,376.48	86,556.48	77,129.48	91,559.48	81,802.48	63,187.48	70,845.48	51,865.48	40,344.98