

CORMORANT POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

The February 3, 2021 Meeting of the Board of Directors was called to order by Mrs. Nancy Beatty at 4:00 pm at the Waterwood Commons. Board members in attendance were Nancy Beatty, Jim Scherzinger, Lillian Kachelries, John Waddell, and Joyce Lawrence. There were 14 members present.

MINUTES – The minutes of the December 2, 2020 Board of Directors Meeting were emailed, posted on our bulletin board on the Waterwood Commons and posted on the Golf Hammock website. Mr. Waddell made a motion that the minutes be accepted as written. Mrs. Kachelries seconded the motion. The motion carried.

TREASURER'S REPORT – Mrs Beatty presented the Treasurer's Report.

January beginning Total			\$58, 606.11
Income: Maintenance Fee		87,130.00	
Expenses:			
Lawn	14,571.00		
Sunny South	6,798.00		
Lawyer	268.50		
FL Dept. of State	61.25		
February Beginning Balance			\$124,037.36

WELCOMING – Mrs. Kachelries reported that she visited 2 new residents – Ray & Rhonda Barns and Robert & Marcia Lee.

PROPERTY COMPLIANCE – Mr. Waddell reported that he sent 2 non-compliant notices: Trash at curbside before 5:00 pm and TV dish color.

Mr. Waddell discussed some non-compliant observations:

Trash at curbside before 5:00 pm
21 houses need painting
23 mailboxes need painting or replaced
Straightened mailbox post
Driveways need power washed
Check pole lights
Read Governing Documents

ARCHITECTURAL/LANDSCAPING – Mrs. Beatty reported that a request for a garage was denied because it did not meet Cormorant Point Homeowners Association regulations. There were 3 requests that were approved: golf cart garage, hurricane shutters, and windows.

PRESIDENT’S REPORT – The Association has placed a lien on 1 property because of non-compliance. This is the second time we have placed a lien on this property. The property owner will have to satisfy the lien and pay the attorney fees.

Mrs. Beatty is on the Board for Golf Hammock. She spoke to Golf Hammock concerning our streets and drainage. There is a 5 year plan to make sure the streets are maintained. Mrs. Beatty signed for EPI to do the work. Mrs. Beatty asked that they give a notice of 2 weeks before beginning to do the work. A letter will be sent out explaining the work that will be done and when. The swales on the driveways on Cormorant Point Drive from Waterwood Drive to 3602 and 3603 Cormorant Point Drive and the swales on Golf Haven Terrace on both sides will be done this year. Cormorant Point Drive, Golf Haven Terrace and Sugar Pine Drive will be paved this year. The pot holes in the street will also be repaired. Emails will be sent explaining when the streets are to be done. The dues for Golf Hammock of \$375.00 per year will continue through the 5 year plan.

A new Directory for Golf Hammock and Cormorant Point will be delivered to you within the next few weeks.

The Cormorant Point Revitalization was accepted by the State. However the Golf Hammock Revitalization was rejected by the State. A packet with the Governing Documents will be delivered to all property owners. None of the rules have changed since the previous packet. There will be a cover letter explaining why this is being done. There will be a page for the property owner to enter the address and sign. There will be a return address envelope enclosed. Each property owner needs to sign this sheet and return it as soon as possible.

Golf Hammock is having a garage sale on Feb. 20 at the Christian Church. The cost is \$10.00 to rent a space. The sale opens at 8:00 am. Call Karin Heath at 862-382-9418 to rent a space.

Our next meeting will be held at the Waterwood Commons.

ADJOURNMENT - Mr. Waddell made a motion to adjourn. The motion was seconded by Mr. Scherzinger. The motion carried.