

CORMORANT POINT HOMEOWNERS ASSOCIATION

The March 5, 2014 meeting of the Board of Directors was called to order by President Steve Fox at 4:00 pm in the Golf Hammock Club Meeting Room. Other Board members present: Bob Henderson, Ed Chroscinski, Lillian Kachelries, Nancy Beatty and Bob Rivenes. Members and guests in attendance: Margaret Thomson, Diane & Keith Coultas, Ron & Karen Sasher, Leo & Ruth Hoffman, Nancy Polon, Al & Betsy Pasinella, Alex & Lydia Harding, Peter DiMasi, Alice Rebec and Sue Kanson..

Minutes: The minutes of the February 5 regular meeting was emailed and 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 \$78,961.50 in the checking account so that with receipts of \$20,240 and expenses (for lawn maintenance and miscellanies) of \$14,469.62, the balance in account at end of the month was \$84,731.88. A motion to approve the report was made by Ed and seconded by Bob Rivenes. It was unanimously approved. Also see attached financial report.

President's Report: Steve reported that a property was in arrears for assessments and Bob Rivenes moved and Ed seconded that our attorney be instructed to place a lien on the property. The motion was unanimously approved. Another property is likely to be in arrears by the end of the month. A motion was made and seconded and approved that a lien be placed on the property if the assessment is not paid.

Vice-President Report: None (Dawn has returned north)

Violations: Bob Henderson has received several calls pertaining to a variety of violation all of which were corrected or are pending correction. He left cards notifying owners regarding driveways in need of power washing or whose some shrubs are in need of trimming or whose 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.

Tip of the Month – it's a good idea to check your clothes dryer vent semi-annually for lint pileup to avoid a potential fire. It's also a good idea to screen the vent to prevent intrusion by insects, varmints or birds.

Architectural/Landscaping: Requests for a driveway widening and sky lights for a new roof were approved. Also, as a reminder, please contact the Board for approval if you plan to make physical changes to the property.

Welcoming: Lillian has three visits pending.

