

CORMORANT POINT HOMEOWNERS ASSOCIATION
Board of Directors Meeting

The February 5, 2020 Meeting of the Board of Directors was called to order by President Ed Chroscinski at 4:00 pm in the Golf Hammock Meeting Room. Board members in attendance were Ed Chroscinski, Lillian Kachelries, John Waddell and Joyce Lawrence. There was a quorum present. There were 17 members present.

MINUTES –The minutes of the January 8, 2020 Board of Directors Meeting were emailed, posted on our bulletin board on the Waterwood Commons and also posted on the Golf Hammock website. Mrs. Kachelries made a motion that the January 8, 2020 minutes be accepted as they have been written. Mr. Waddell seconded the motion. The motion carried.

TREASURER’S REPORT – There was no Treasurer’s report. Mrs. Beatty was out of town.

PRESIDENT’S REPORT – Before giving his report Mr. Chroscinski warned everyone that if you get an email from him be sure that it is from him before taking any action. A resident received an email asking them to purchase \$400.00 of credit cards and then give him the code number so he could cash them. The email stated that Mr. Chroscinski was out of town and had lost his wallet. Please be aware of bogus emails.

Mr. Chroscinski reported that the documents necessary for revitalization are being printed. The ballot is two-sided and requires a signature on the back side. If the property is listed in 2 names then both people should sign. If we receive the required 51% affirmative vote prior to March 4, 2020 we will hold a special revitalization meeting prior to our monthly meeting. Our attorney will be present as we count the ballots.

Saturday February 8, 2020 is our Annual Picnic. Everything is provided. Please come and meet your neighbors and enjoy the food.

Mr. Chroscinski thanked everyone for abiding by the Covenants and By-Laws. The Board can act on ongoing problems with letters and fines. However we continue to expect neighbor to neighbor communication to resolve non ongoing problems.

PROPERTY COMPLIANCE –Mr. Waddell reported that the situation with pole lights being out seems to have been resolved. He will continue to monitor. Two complaints still ongoing are driveways need to be pressure washed and satellite dishes need to be painted.

Mr. Waddell received a phone call concerning work being done on Sunday which is a violation of the Covenants and By-Laws. When he checked on the situation there was no work being done. Mr. Waddell requested that residents leave their name when calling with a complaint. Residents continue to place trash by the street before 6:00 pm the day before pick-up and also delay returning the empty cans.

There was a situation this week with a man trying to sell meat to residents. Please be aware our community has a no solicitation policy. If this happens again call the police.

WELCOMING –Mrs. Kachelries reported that a deed had been transferred from parents to Gerald and Judy Connelly.

OLD BUSINESS – At a previous meeting someone had a question about our signage at the entrance. One sign shows we are a deeded community and the other sign shows this is a 55 plus community. This should be sufficient to satisfy that question.

There was a question concerning installing a gate at the entrance and kids fishing in the ponds. A resident stated that this was discussed several years ago. Our Homeowners Association cannot install a gate at our entrance because that is common ground owned by Golf Hammock. This is also a public golf course. Golf Hammock determined that it was too expensive to install gates. The ponds also belong to Golf Hammock. It was noted that maintenance fees would increase significantly.

NEW BUSINESS – There was a discussion about putting shrubbery around the flag pole on Waterwood. There is an irrigation system at the circle where the flag pole is located on Waterwood Drive. Mrs. Kachelries made a motion to look into putting shrubbery at the flag pole. Mr. Waddell seconded the motion. The motion carried.

MEMBER COMMENTS - Mr. Coultas spoke concerning the house that has a canvas roll-up awning that is in violation to the Covenants and By-laws. The Board determined that the awning was not in violation of the Covenants and By-laws and gave the resident permission to install the awning.

There was a question concerning when the new Covenant and By-laws packet would be distributed. Mr. Chroscinski reported they are being printed now and will be distributed as soon as possible. Mrs. Sasher reported that she still needs volunteers to help distribute the packets.

There was a discussion about a “For Sale by Owner” sign that does not follow the Covenants and By-Laws. Mr. Waddell will look into this matter.

Mr. Henderson stated that in order to do additions to your home you must submit a Request for Architectural Change Form to the Board of Directors. If that is approved then there must be a survey of the property and then obtain a permit from the County before work can begin.

A resident mentioned there are still tv satellite dishes that need to be painted or taken down. Mr. Waddell will look into this.

Mrs. Sasher said that the tables and chairs will be delivered on Friday afternoon at 3:30. If anyone will come and help it would be appreciated.

ADJOURNMENT – Mr. Waddell made a motion to adjourn. Mrs. Kachelries seconded the motion. The motion carried.

The next meeting will be March 4, 2020 at 4:00 pm in the Golf Hammock Meeting Room.