

CORMORANT POINT HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

The November 7, 2018 Meeting of the Board of Directors was called to order by President Ed Chroscinski at 4:00 pm in the Golf Hammock Meeting Room. All Board members were in attendance: Ed Chroscinski, Nancy Beatty, Joyce Lawrence, Carl Scaggs, Bob Henderson and Lillian Kachelries. There were 19 residents in attendance.

MINUTES: The minutes of the October 3, 2018 meeting were emailed and posted on our bulletin board on the Waterwood Commons. The minutes were also posted on the Golf Hammock website. A motion was made by Mrs. Beatty and seconded by Mrs. Kachelries to approve the minutes as written. The motion unanimously carried.

TREASURER'S REPORT: The Treasurer's Report was read by Mrs. Beatty. See attachment. Mrs. Beatty stated that she has to go to the bank every month because homeowners do not pay the maintenance fee when it is due. The maintenance fee is due quarterly by the 10th and is late on the 15th. Beginning in 2019 there is a late fee charge of \$25.00. Mrs. Beatty mailed letters this month to delinquent homeowners and stated there are 5 homeowners who have not paid. There was a motion by Mr. Henderson and seconded by Mrs. Kachelries to pay Mrs. Beatty the IRS rate for mileage. The motion carried.

PRESIDENT'S REPORT: Mr. Chroscinski reported there is 1 home in the neighborhood that has been turned over to the bank. There was a discussion concerning the responsibility of the Association. The

shrubbery needs to be trimmed now. There was also discussion about who is paying the electric because of the post light and the irrigation system. The property would be in violation of the by-laws if it is not maintained properly. Mr. Chroscinsk stated that he would write a letter to the mortgage company telling them of these concerns by the Association.

Mr. Chroscinski reported that work on the swales on both sides of Cormorant Point Drive from Par Road to Waterwood Drive is scheduled to begin on November 14 ending on November 16, 2018. This is a private community. This work is the responsibility of the Golf Hammock Owners Association. He stated there is a 12 foot easement from the street on each property. The street is the responsibility of the Golf Hammock Owners Association. An attempt to advise each homeowner in person has begun. A copy of the letter from the Golf Hammock Owners Association will be given to each homeowner. The letter states that each homeowner is responsible for the irrigation system and that tree roots will be dealt with as required.

Mr. Chroscinski asked “when was the last time your home was painted”. Take a walk around your home and look at it as if you were going to buy it. Would you want it painted as a condition to purchase. We live in a beautiful community and let’s keep it that way. He also mentioned to check your mailbox and post. When was the last time they were painted.

Mr. Chroscinski reminded everyone who lives here part-time to be sure to have maintenance on the shrubbery while you are away. It is not in

agreement with the By-laws to let the shrubs grow wild until returning for the winter season.

Mr. Chroscinski reported that work is continuing on the revision of the By-laws.

Mr. Chroscinski asked if anyone was interested in serving on the Board to please let a current Board member know prior to our Annual Meeting in January. We currently need a Vice President and very shortly a Landscape Committee Chairman. He also stated that he had contacted someone who will volunteer to help with our annual audit.

COMMITTEE REPORTS:

A. VIOLATIONS/PROPERTY COMPLIANCE;

Mr. Henderson's report is attached. He reminded everyone that Sherwin Williams has a 30% sale on paint until November 30. There was a discussion concerning post lights. Mr. Henderson stated that he would check on that this month.

B. ARCHITECTURAL/LANDSCAPING

Mr. Scaggs reported that he had 3 permits during the month.

C. WELCOMING:

Mrs. Kachelries reported there were no new residents this month.

OLD BUSINESS: There was no Old Business

NEW BUSINESS: Mr. Chroscinski thanked everyone for coming to the meeting today. Each new homeowner introduced themselves. Mrs. Beatty reminded everyone that the restaurant at the clubhouse is open. This

Friday there will be free food consisting of appetizers, finger foods, pizza, etc. Each person must pay for their own drinks.

Mrs. Karen Sasher reminded everyone that the Cormorant Point picnic is February 9, 2019.

There was discussion concerning the repair of the Bulletin Board at the Waterwood Commons. Mr. Bill Geiger volunteered to repair the Bulletin Board.

Mr. Henderson made a motion to adjourn. Mr. Scaggs seconded the motion. The meeting was adjourned.

TREASURER'S REPORT:

FIN 2018

	A	B	C	D	E	F	G	H	I	J	K	L	M
	2018	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
1													
2													
3	BEG TOTAL	40,344.96	111,541.94	112,854.99	99,991.82	111,416.82	92,479.85	83,186.65	90,774.95	84,677.95	68,351.39	75,035.39	
4													
5	MAINT FEES	92,600.00	16,570.00	8,110.00	26,640.00	3,720.00	5,254.00	28,540.00	8,130.00	4,670.00	21,020.00		
6	TOTAL	132,944.96	128,111.94	120,964.99	126,631.82	115,136.82	97,733.85	111,726.65	98,904.95	89,347.95	89,371.39		
7													
8	EXPENSES												
9	Lawn Maint	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		
10	Sunny South	6,798.00		6,798.00		6,798.00		6,798.00		6,798.00		6,798.00	
11	Landscape Maint	80.00	X	80.00	80.00	X	80.00	X	80.00	X	80.00	x	
12	Haycock Ins				988.00	1,645.00							
13	BREED						250.00						
14	Printing			14.20		16.97							
15	Postage					50.00		6.70					
16	Ed Chroscinski						70.20						
17	Carl Scaggs	105.19								51.56			
18	Bench	212.85											
19	Picnic		1,048.70										
20	FI Dept of State		61.25										
21	Fed & State Tax												
22	Christmas Bonus												
23	Bank												
24	Check to Healy	60.00											
25	NANCY INK										109.00		
26	Joyce L			13.97									
27	SUB TOTAL	21,403.04	15,256.95	21,053.17	15,215.00	22,656.97	14,547.20	20,951.70	14,227.00	20,996.56	14,336.00		
28													
29	TOTAL	132,944.98	128,111.94	120,964.99	126,631.82	115,136.82	97,733.85	111,726.65	98,904.95	89,347.95	89,371.39		
30		-21,403.04	-15,256.95	-20,973.17	-15,215.00	-22,656.97	-14,547.20	-20,951.70	-14,227.00	-20,996.56	-14,336.00		
31		111,541.94	112,854.99	99,991.82	111,416.82	92,479.85	83,186.65	90,774.95	84,677.95	68,351.39	75,035.39		

CORMORANT POINT OF GOLF HAMMOCK

Property Compliance

November 2018

House painting issues are continuing. Any questions please contact me!

The two compliance issues regarding trailers in driveways and the house with the heavy foliage problem have been resolved.

Noticed a few driveways requiring power washing. Will follow up

Bob's Tip of the Month: Energy Saving Tips

Turn off lights, appliances, TV's, Stereo, Computers when not in use.

Repair leaky water faucets, inside and outside. Especially hot water lines

Electric clothes dryer – clean filter every use and check exhaust duct

These tips can save six to ten dollars a month of electric bills.

Bob Henderson Property Compliance 716 680 1975

