

## **CORMORANT POINT HOMEOWNERS ASSOCIATION**

The November 6, 2013 meeting of the Board of Directors was called to order by President Steve Fox at 4:00 pm in the Golf Hammock club house. Other Board members present: Dawn Loftus, Rosemary Kunz, Ed Chroscinski, Nancy Beatty, and Bob Rivenes. Members in attendance: Nancy Polon, Peter DiMasi, Margaret Thomson, Nancy Galle, Al & Betsy Pasinella, Alice Rebec, and Leo & Ruth Hoffman.

**Minutes:** The minutes of the September 4 and October 2 meetings were emailed and posted on the bulletin board on the Waterwood commons. They were approved unanimously.

**Treasurer's Report:** Nancy Beatty reported that we started October with \$51,250.71 in the checking account with receipts of \$14,789.20 for a total of \$66,039.91. Expenses for the month were \$20,375.00. The balance in account at end of the month was \$45,664.91. The report was unanimously accepted. Also see attached financial report.

**President's Report:** Steve welcomed all returning members. The repaved roads were repaired as per our and GH requests. Don't forget the picnic on Dec. 14 at noon as reported in previous minutes. See also the notice on our bulletin board. When Bob Henderson returns, a review of the properties for potential landscaping and maintenance violations will again be undertaken.

**Vice-President Report:** See below.

**Violations:** No report

**Architectural/Landscaping:** One construction request has been approved as has an addition of a satellite dish.

**Welcoming:** One new member has been contacted with several other contacts being held in abeyance awaiting their arrival at their new homes.

**Old Business:** None

**New Business:** Dawn has monitored the new laws recently passed by the Florida legislature regarding Homeowners Associations. Their affects on our association appear to be minor in nature but the Board will take any necessary steps to be in compliance.

**Member comments from the floor:** None

Next scheduled Board meeting: December 4, 2013 at the GHHA Club House at 4:00 pm

Meeting adjourned.

Bob Rivenes, Secretary  
Financial Report below

**CORMORANT POINT HOMEOWNERS ASSOCIATION  
NOVEMBER 6, 2013**

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
beg. Total Funds	23,331.84	74,023.61	71,877.36	63,346.17	69,259.17	59,486.35	57,867.41	56,822.41	53,944.91	51,250.71	45,664.91	
<b>INCOME</b>												
Maintenance Fees	71,555.00	11,650.00	12,340.00	20,750.00	10,630.00	12,310.00	19,330.00	11,100.00	11,170.00	14,789.20		
griffith back fees					1,655.00							
Annual meeting dinner												
Bank interest												
insurance ck						1,637.82						
<b>SUBTOTAL</b>	<b>71,555.00</b>	<b>11,650.00</b>	<b>12,340.00</b>	<b>20,750.00</b>	<b>12,285.00</b>	<b>13,947.82</b>	<b>19,330.00</b>	<b>11,100.00</b>	<b>11,170.00</b>	<b>14,789.20</b>		
<b>BEGINNING TOTAL</b>	<b>23,331.84</b>	<b>74,023.61</b>	<b>71,877.36</b>	<b>63,346.17</b>	<b>69,259.17</b>	<b>59,486.35</b>	<b>57,867.41</b>	<b>56,822.41</b>	<b>53,944.91</b>	<b>51,250.71</b>		
<b>TOTAL</b>	<b>94,886.84</b>	<b>85,673.61</b>	<b>84,217.36</b>	<b>84,096.17</b>	<b>81,544.17</b>	<b>73,434.17</b>	<b>77,197.41</b>	<b>67,922.41</b>	<b>65,114.91</b>	<b>66,039.91</b>		
<b>EXPENSES</b>												
Lawn Maintenance	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00	13,735.00		
Office Supplies												
Landscape Maint			40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00		
Lawn Pest Control	6,600.00		6,600.00		6,600.00		6,600.00			6,600.00		
Legal fees			177.50		45.00			112.50				
phila insurance					1,637.82							
Bayless Insurance				1,062.00		682.76						
Travelers Ins						939.00						
Printing												
Postage												
Picnic	29.23											
annual meeting												
Fed & State Tax												
State Fees		61.25										
check								90.00	79.20			
Miscellaneous	500.00		242.30			170.00			10.00			
ink			76.39									
<b>STAMPS</b>												
<b>SUBTOTAL</b>	<b>20,863.23</b>	<b>13,796.25</b>	<b>20,871.19</b>	<b>14,837.00</b>	<b>22,057.82</b>	<b>15,566.76</b>	<b>20,375.00</b>	<b>13,977.50</b>	<b>13,864.20</b>	<b>20,375.00</b>		
<b>TOTAL</b>	<b>94,886.84</b>	<b>85,673.61</b>	<b>84,217.36</b>	<b>84,096.17</b>	<b>81,544.17</b>	<b>73,434.17</b>	<b>77,197.41</b>	<b>67,922.41</b>	<b>65,114.91</b>	<b>66,039.91</b>		
<b>EXPENSES</b>	<b>20,863.23</b>	<b>13,796.25</b>	<b>20,871.19</b>	<b>14,837.00</b>	<b>22,057.82</b>	<b>15,566.76</b>	<b>20,375.00</b>	<b>13,977.50</b>	<b>13,864.20</b>	<b>20,375.00</b>		
<b>FINAL TOTAL</b>	<b>74,023.61</b>	<b>71,877.36</b>	<b>63,346.17</b>	<b>69,259.17</b>	<b>59,486.35</b>	<b>57,867.41</b>	<b>56,822.41</b>	<b>53,944.91</b>	<b>51,250.71</b>	<b>45,664.91</b>		