

**CORMORANT POINT HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

The November 6, 2019 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, Marian Bullard, Lillian Kachelries, Bob Henderson and Joyce Lawrence. There was a quorum present. There were 17 members present.

**MINUTES** – The minutes of the October 2, 2019 Board of Directors Meeting were emailed, posted on our bulletin board on the Waterwood Commons and also posted on the Golf Hammock website. I make a motion that the October 2, 2019 minutes be accepted as they have been written.

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

**PRESIDENT’S REPORT** – Mr. Chroscinski reported that he had recently met with our attorney about the revitalization of the Association. He stated we are almost ready to have the documents printed and distributed. In order to save the cost of mailing we would like to get 20 people to help distribute the packets. This would mean that each person would only have 10 residences to go to and obtain a signature. This signature would verify that the property owner had received the packet. Each property owner will also receive a packet from Golf Hammock. Please mark your calendar that the Annual Meeting and the Monthly meeting will be held on January 8, 2020. He asked that anyone interested in being on the Board of Directors please let any Board member know. We now have 2 openings on the Board. He stated that there are still a large number of mailboxes and posts that need to be painted. The Board ask that you correct this before it becomes necessary to send out warnings followed by fines.

**VICE-PRESIDENT’S REPORT** – There was no report for this month.

**PROPERTY COMPLIANCE** – Mr. Henderson reported that he had toured the area and found a few trees and shrubs that require attention. Residents please trim lower branches on shrubs and trees to ensure lawn mowing can be accomplished.

**ARCHITECTURAL/LANDSCAPING** – There was no report for this month.

**WELCOMING** – Mrs. Kachelries reported that she had been given 3 names of new residents – one will move in the end of November, another the sale apparently did not go through, and she has an appointment with the third new resident this next week.

**OLD BUSINESS** – There was no old business.

**NEW BUSINESS** – Mr. Chroscinski explained about the Revitalization of our Covenants and By-laws. This procedure has been an extensive project. It is a re-do of the Covenants and By-laws. The booklet is approximately 50 pages. It has to also include a 2 page ballot, envelope, map of our section of Golf Hammock and a list of the Revitalization Committee members. There is a law that requires Homeowners Associations to reapply within 30 years to extend the Homeowners Association. This filing was not done in the proper time frame previously to continue the Homeowner Association and that is the reason that we are going through this process. We have been very careful with the data so that we will only have to go through this process one time. We have to get approval from the State and then file with the County. We would like to have the distribution done by January. Mr. Chroscinski took a flash drive to our attorney and he is making a few changes and will then give it back so we can have the printing done.

**MEMBERS COMMENTS** – There was discussion about the revitalization. The attorney has not given us any idea of the amount he will charge. We have to have a copy printed for each homeowner. We would also like to give a copy to the real estate agents that do most of the business in Cormorant Point. Each new homeowner should also receive a copy of the Covenants and By-laws. A member asked if a letter could be included in the packet to explain what was in the packet. It was explained that we are trying to keep the cost at a minimum .However it will be considered. He also said that once we have the ballots returned that we have to have a meeting with the attorney present to witness the count of the ballots. We do not have a date when any of this can be done until the attorney gives the flash drive back and then we take it to a printer. Mr. Chroscinski asked if anyone knew of a printer to let him know. He will ask Golf Hammock about the printer that they use.

There was a question about what does Golf Hammock do for Cormorant Point .Mr. Chroscinski explained that Cormorant Point does have to obey the rules of Golf Hammock. The ponds, the streets and some of the common areas are maintained by Golf Hammock.

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

The next meeting will be December 4, 2019 at 4:00 pm in the Golf Hammock Meeting Room.