

## CORMORANT POINT HOMEOWNERS ASSOCIATION

The December 4, 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, Bob Henderson, and Bob Rivenes. Members in attendance: John Robertson, Bill Geiger, and Keith & Diane Coultas.

**Minutes:** The minutes of the November 6 meeting was emailed and posted on the bulletin board on the Waterwood commons. It was approved unanimously.

**Treasurer's Report:** Steve (for Nancy Beatty) reported that we started November with \$45,664.91 in the checking account with receipts of \$11,330 for a total of \$56,994.91. Expenses for the month were \$21,331 for lawn maintenance and \$456 for a cleanup of a foreclosed property. The balance in account at end of the month was \$35,663.91. The report was unanimously accepted. Also see attached financial report.

**President's Report:** Don't forget the picnic on Dec. 14 at noon for which several members volunteered to help with the event. Don't forget to bring your own chairs and place settings. See also the notice on our bulletin board.

The decorating of a garage door screen ("skeeter beater") was referred to our attorney who will propose an amendment to the Bylaws prohibiting decorations on that kind and any other outside screens. After a motion and discussion, the Board voted unanimously in favor of such an amendment.

Steve moved to increase, by 3%, the fees paid to our lawn mowing and treatment contractors as of Jan. 1, 2014. They have had no cost of living increase as authorized by their contracts for the past two years. After a second by Bob Rivenes, the Board discussed and then voted unanimously for the increase. The amounts fall within our budget and do not require any change in assessments.

**Vice-President Report:** Dawn has prepared a summary of items of interest which will make members aware of schedules of garbage and trash collection and lawn watering and other matters. It will be posted on the bulletin board.

**Violations:** Bob Henderson has been busy since his return surveying the community for regulation violations. The continual report of dog droppings on the Waterwood commons is a problem which needs attention. We know most members do pick up after their pets but please help us encourage others to do the same.

Bob has noted 17 driveways in need of power washing, 8 houses require scrub trimming and 6 houses need outside pole light attention. Please correct as soon as possible. If necessary, violation letters will be issued early next year. Bob requests that owners renting their units need to have owners and tenants prepare the Rental Agreement approval form and tenant Understanding form for submittal to the

Board if one is not on file.

Please be advised that we strongly recommend that anyone walking in the dark should carry a flashlight for their own safety.

**Architectural/Landscaping:** No report.

**Welcoming:** One new member has been contacted with several other contacts are pending.

**Old Business:** None

**New Business:** The Annual Meeting of the Association is scheduled to follow the next business meeting on January 8. Nancy Beatty and Bob Henderson have volunteered for reelection. Anyone else wishing to be considered for election should advise the Board before that date.

Member comments from the floor: None

The next regular Board meeting and the Annual meeting are scheduled for January 8, 2014 at the GH Club House at 4:00 pm.

Meeting adjourned.

Bob Rivenes, Secretary

Financial Report (Next Page)

	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	11,330.00	
griffith back fees					1,655.00							
Annual meeting dinner												
Bank interest												
insurance ck						1,637.82						
SUBTOTAL	71,555.00	11,650.00	12,340.00	20,750.00	12,285.00	13,947.82	19,330.00	11,100.00	11,170.00	14,789.20	11,330.00	
BEGINNING TOTAL	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	
TOTAL	94,886.84	85,673.61	84,217.36	84,096.17	81,544.17	73,434.17	77,197.41	67,922.41	65,114.91	66,039.91	56,994.91	
<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	13,735.00	
Office Supplies												
Landscape Maint			40.00	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	7,100.00	
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	28.23											
annual meeting												
Fed & State Tax												
State Fees		61.25										
check								90.00	79.20			
Miscellaneous	500.00		242.30			170.00			10.00		456.00	
ink			76.39									
STAMPS												
SUBTOTAL	20,863.23	13,796.25	20,871.19	14,837.00	22,057.82	15,566.76	20,375.00	13,977.50	13,864.20	20,375.00	21,331.00	
TOTAL	94,886.84	85,673.61	84,217.36	84,096.17	81,544.17	73,434.17	77,197.41	67,922.41	65,114.91	66,039.91	56,994.91	
EXPENSES	20,863.23	13,796.25	20,871.19	14,837.00	22,057.82	15,566.76	20,375.00	13,977.50	13,864.20	20,375.00	21,331.00	
FINAL TOTAL	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	35,663.91	