

CORMORANT POINT HOMEOWNERS ASSOCIATION

The April 4, 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. Board members in attendance were Ed Chroscinski, John Donohue, Joyce Lawrence and Lillian Kachelries. There were 6 owners in attendance and Mr. George Kibe, President of the Golf Hammock Homeowners Association.

MINUTES: The minutes of the March 7, 2018 meeting were emailed and posted on our bulletin board on the Waterwood Commons. The minutes were also posted on the Golf Hammock website. The minutes were approved as written and unanimously accepted.

TREASURER'S REPORT: President Chroscinski read the Treasurer's Report. The opening balance was \$112,854.99 with income of \$8,110.00 and expenses of \$20,973.17 leaving a current balance of \$99,991.82. Mrs. Kachelries made a motion that the Treasurer's Report be accepted as read. Mr. Donohue seconded the motion. The report was approved as read. The report is attached.

PRESIDENT'S REPORT: Mr. Chroscinski stated that GAF Timberline Burnt Sienna Shingles are not acceptable in Cormorant Point. There are 2 shingles that are acceptable: Tomko – Rustic Hickory and Owen Corning – Duration Brownwood. He also reported that 1 culvert in Cormorant Point had been replaced and the road paved. Mrs. Kachelries made a motion and Mr. Donohue seconded the motion and the motion carried to accept the report.

VICE-PRESIDENT REPORT: Mr. Donohue stated that at last month's Board of Director's Meeting the Board retroactively approved the 2 unverifiable amendments so that the amendments will be in the minutes. Mr. Donohue and his committee are continuing to work on the By-Laws. He also reviewed 28 court reported public records. He found that 2 amendments are not in the 2009 clean reader amendments. He reported that his committee is 60% complete in reviewing the By-Laws including the 2017 amendments. The Board appreciates

the time and effort Mr. Donohue and his committee have devoted to correcting the By-Laws. Mr. Donohue gave to Mr. Chroscinski 14 amendments that need to be reviewed.

There was a discussion concerning paint that is to be used by homeowners. The brand is Sherwin Williams. The colors are:

Masonry – Greize 76A Super Paint; Wood Trim –Cormorant Point Dark Brown; Front Door and Garage – Burnt Copper Super Paint Gloss

There was a motion by Mrs. Kachelries and seconded by Mrs. Lawrence and the motion carried to accept the report.

ARCHITECTURAL/LANDSCAPING: Mr. Scaggs gave to Mr. Donohue his report that included requests for 2 changes: 1. Generator 2. A Digital TV Antenna to be installed.

WELCOMING: Mrs. Kachelries reported that there was 1 new homeowner – Mr. Mark Kemper at 2906 Waterwood Drive. A motion was made by Mrs. Lawrence and seconded by Mr. Donohue and the motion carried that the report be accepted.

OLD BUSINESS: Mrs. Karen Sasher expressed thanks to everyone who helped with the community picnic in February. Mr. Chroscinski reported that the May meeting will be the last Board Meeting for the summer. The meetings will resume in September.

NEW BUSINESS: Mrs. Lawrence read an email received from Mrs. Nancy Nix concerning ladies golf: “ There is a Golf Hammock nine hole ladies golf group that tees off around 10:30 every Thursday morning. This is a year-round group. If you are interested in joining the group, send an email to Nancy Nix (nanix0350@gmail.com).” Mr. Chroscinski made a motion and seconded by Mrs. Kachelries and the motion carried to have this accepted into the minutes.

MEMBER COMMENTS: Mr. Bill Geiger reported that the street light does not work properly. Mr. Kibe stated to get the number off of the pole and to either use the Duke Energy website or to call them. They normally respond within 5 days.

There was also a discussion concerning the lake level. Mr. Kibe reported that he had met with South West Florida Water Management and was told that the Association cannot do an adjustable weir to change the lake level. Mr. Kibe also reported that 13 culverts had been replaced including the 1 in Cormorant Point. He stated that The Board is trying to accelerate work as money is available. There was a discussion concerning the swells in Cormorant Point. Mr. Kibe stated that at least 1 side of the swells on Cormorant Point Drive between Par Road and Waterwood Drive will be restored. It was recommended to the Golf Hammock Board to wait until fall when all the owners have returned before starting the work.

There was a discussion concerning changing the By-Laws. The Golf Hammock Homeowners Association is also reviewing their By-Laws. It was stated that once the changes have all been reviewed they will then be given to our Attorney to see if the Association is in compliance. The Board of Directors has the authority to change By-Laws and Amendments. However the Board of Directors cannot change the Covenants.

Mr. Chroscinski adjourned the meeting. It was seconded by Mrs. Kachelries. The next scheduled meeting is May 2, 2018 at the Golf Hammock meeting room at 4:00 pm.

Financial Statement

CPHA FINANCIAL STATEMENT						
2018 BEG TOTAL	JAN 40,344.96	FEB 111,541.94	MARCH 112,854.99	APRIL	MAY	JUNE
MAINT FEES	92,600.00	16,570.00	8,110.00			
TOTAL	132,944.96	128, 111.94	120,964.99			
EXPENSES						
Lawn Maint	14,147.00	14,147.00	14,147.00			
Sunny South	6,798.00		6,798.00			
Landscape Maint	80.00	0.00				
Haycock Ins						
Printing			14.20			
Postage						
Carl Scaggs	105.19					
Bench Picnic	212.85	1,048.70				
FI Dept of State		61.25				
Fed & State Tax						
Christmas Bonus						
Bank						
Check to Healy Joyce L	60.00		13.97			
SUBTOTAL	21,403.04	15,256.95	20,973.17			
TOTAL	132,944.98	128,111.94	120,964.99			
	-21,403.04	-15,256.95	-20,973.17			
	111,541.94	112,854.99	99,991.82			