

**CORMORANT POINT HOMEOWNERS' ASSOCIATION
Board of Directors Meeting, November 3, 2021**

The meeting of the Board of Directors was called to order by President Nancy Beatty at 4:00 pm at the Activity Center. Board members in attendance were Nancy Beatty, John Waddell, Jim Scherzinger, John Vanhavermaat, and Lillian Kachelries. The Board position as Secretary remains vacant at this time. There was a quorum present. There were 22 Members present.

MINUTES – The minutes of the last meeting of the Board, October 6, 2021, were read at the meeting and a motion to accept the minutes, as written, was made and approved unanimously.

TREASURER'S REPORT – Refer to President's report.

PRESIDENT'S REPORT – Nancy reported that the Board had met, and after a thorough review of expenses and revenue, voted unanimously to raise the annual maintenance assessment to \$1,200 per Member Lot. In the most recent annual period, maintenance fees of \$196,530 were collected, but the total expenses for the same period were \$220,286. General inflation in the economy is increasing costs for our direct expenses as well as the cost for our contracted service providers. For example, lawncare services through Lawn Masters will be increasing 6% in 2022.

VICE-PRESIDENT'S REPORT – No report.

PROPERTY COMPLIANCE – Jim Scherzinger reports that no new violations have been issued for the past month. He announced his resignation from the Board, as he is moving out of our community on November 23rd. Jim has prepared a list, with details, on the 61 unresolved violations for house painting for his replacement on the Board.

COMMUNITY AND HARMONY – Effective immediately, the team of Mike and Irene Hessel has volunteered to serve on the Board to address compliance/violations. This function of the Board will now be known as Community and Harmony. Mike and Irene received a round of applause from all present at the meeting for their offer of time & talent to the community.

ARCHITECTURAL/LANDSCAPING – For the past month, John Vanhavermaat reported Member requests for one whole house generator and one landscape revision. Both were approved.

WELCOMING – On behalf of the whole community, Lillian Kachelries welcomed new resident Harold Bigford on Waterwood Drive.

OLD BUSINESS – None.

NEW BUSINESS – None.

MEMBER COMMENTS – Several Members commented on Sunny South’s bi-monthly application of fertilizer and insecticide. There were concerns expressed regarding the frequency of application and the adequacy of lawn coverage for these applications. The Board agreed to meet with Sunny South to evaluate these concerns, and if appropriate, authorize changes to the service.

A Member stated that there is a continuing problem with the neighboring Church and their outdoor activities with a public address system. This matter has been addressed in the past, but the noise level from these activities remains disruptive. The Board agreed again to meet with the Church on this issue.

A Member on Summertree reports several incidents of thefts from automobiles. Be sure to lock cars and doors. Report incidents to the Board so that all Members can be informed of these incidents via a “Shout Out” communication.

A Member asked about installing a traditional TV antenna. These are permitted under the governing documents, but requires that a written request be submitted to the Association. This applies similarly to the installation of solar panels.

ADJOURNMENT – Meeting adjourned at 4:45 pm.

The next meeting of the Board will be held on Wednesday, December 1, at 4:00 pm in the Activity Center.

Respectfully submitted,

Mark Walczak, Recorder