

CORMORANT POINT HOMEOWNERS ASSOCIATION
Board of Directors Meeting

The October 2, 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, Nancy Beatty, Lillian Kachelries, and Joyce Lawrence. There was a quorum present. There were 12 members present.

MINUTES –The minutes of the September 4, 2019 Board 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 September 4, 2019 minutes be accepted as they have been written.

TREASURER'S REPORT - Mrs. Beatty gave the Treasurer's report.

Beginning September 1, 2019			\$84,740.48
Income for			
Maintenance Fee Income	\$4,500.00		
Expenses for			
Lawn Maintenance		\$14,571.00	
Sunny South		\$6,798.00	
Landscape Maintenance		\$80.00	
Haycock Insurance			
Printing			
Mileage for Nancy		\$33.00	
Bank			
Darling Property			
Balance			\$67,758.48

Mr. Chroscinski reminded everyone that even though it sounds like we have a lot of money we have to remember we will have to have approximately 300 ballots and By-laws and Covenants printed and pay the attorney.

PRESIDENT'S REPORT – Mr. Chroscinski stated that he had called our attorney about the revitalization of the Association and had left a message. He has not heard back from the attorney. Mr. Chroscinski wants to remind everyone that the end of the year is coming and that there are still 2 positions on the Board of Directors that are vacant. The Board members needed are Architectural/Landscaping and Property Compliance. Please let any Board member know if you are interested. Mr. Chroscinski stated that a homeowner asked him when the Board Meetings are held. He told him that it was the first

Wednesday of each month and that emails are sent to those who supplied a current email. The homeowner suggested that a flyer be given out. If any homeowner is not getting emails please contact Joyce Lawrence at joycelionel@gmail.com or call 912-531-9776. Mr. Chroscinski stated that he attended the Golf Hammock Board Meeting and they had received a copy of a 4 page ballot for the revitalization from the attorney. The Cormorant Point ballot would probably be similar. This would be included with a copy of the new By-Laws. .

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

CORRESPONDENCE - Mrs. Beatty reported that she had received information on new owners moving in. She stated that she had sent letters to residents who had not paid maintenance fees for last quarter and a letter to the villa owner concerning lawn maintenance.

PROPERTY COMPLIANCE – There was discussion concerning realtors placing the wrong color signs in yards. One realtor corrected it. One owner painted the sign. One sign was removed.

ARCHITECTURAL/LANDSCAPING –Mr. Chroscinski reported a couple of requests for generators. There was a request for planting a tree. He told the resident to speak with Mr. Dubberly before planting and to be aware there is a wire underground along the back of the property.

WELCOMING – Mrs. Kachelries reported there is a closing settlement today and 1 at the end of the month.

NEW BUSINESS – Mrs. Beatty mentioned that we do need people to volunteer for positions on the Board.

MEMBERS COMMENTS – There was a question concerning who is responsible to maintain the perimeter hedge. It is the homeowner's responsibility. There was discussion about people fishing in the lakes. Mrs. Beatty will get a new "NO FISHING" sign. Residents need to tell Bob Henderson when he is here. There is a "No Soliciting" policy for all of Golf Hammock. Golf Hammock is responsible for the common areas. Mrs. Beatty reported that the Association has been given authority to hold the monthly meetings in the Golf Hammock Meeting Room through 2020. Mr. Chrosinski has a website for purchasing the globes for the post lights.

Mrs. Kachelries made a motion to adjourn. Mrs. Beatty seconded the motion. The motion carried.

The next meeting will be November 6, 2019 at 4:00 pm.

