

CORMORANT POINT HOMEOWNERS ASSOCIATION

The February 4, 2015 meeting of the Board of Directors was called to order by President Steve Fox at 4:00 pm in the Golf Hammock Club Meeting Room. Other Board members present: Ed Chroscinski, Lillian Kachelries, Keith Coultas, Nancy Beatty, Bob Rivenes, and Bob Henderson. Members and guests in attendance: Lydia & Alex Harding, Diane Coultas, Bill & Carolyn Hineline, Nancy Galle, Marcia Henderson, Leo & Ruth Hoffman, Peter DiMasi, Alice Rebec, Judy Boudia, Rosemary Kunz, Judy Ferry, and Steve Hawthorne.

Minutes: The minutes of the January 7 meeting were emailed and posted on our bulletin board on the Waterwood commons. They also appear in the Golf Hammock web site. A motion to accept the minutes as published was unanimously approved. (see New Business for distribution changes)

Treasurer's Report: Nancy Beatty reported that we started the month of January with \$34,708.89 in the checking account so that with receipts of \$69,390 and expenses (for lawn maintenance and miscellanies) of \$21,049.25, the balance in account at end of the month was \$83,049.64. A motion to approve the report was unanimously approved.

President's Report: Steve expressed the difficult task of transporting round tables for the annual picnic. In response, Alex Harding volunteered to head a task force to do the job next year.

The owner of the golf course is proposing to institute an annual charge of \$25 per lot for all homeowners to walk and/or ride on the golf paths when not playing golf. Those in attendance voted to not take part in such a proposition. The home at 3810 Cormorant Point Dr. is now under foreclosure. A lien for unpaid assessments will be filed. We will provide necessary outside maintenance and will add the expense to the lien.

Vice-President Report: No report (see New Business)

Violations (Property Compliance): Bob Henderson

There are a few of residents' driveways that require pressure washing. I believe all the satellite dishes are painted on both sides. Question came about the size of the dish. Our Bylaws state eighteen inches. According to Dish and Direct TV they are all now twenty eight to thirty inches. The Bylaw will be amended to account for larger dishes.

All post lights but two are operating at night.

Realty Agents need to conform to our signage regulations. If they do not follow the Bylaws, the signs will be removed from the front of the property.

With the influx of several new residents, it's necessary to seek a better way of communication with them. Real Estate Agents need to inform potential owners of the by-laws and regulations. Our present system with the monthly minutes misses many of the residents. About eighty residents do not have email addresses (see New Business).

A thank you is in order to Mr. James Beatty for the repair of the Cormorant Point and Waterwood Street sign. I know this is at least the second time Jim repaired it.

Please note that garbage and lawn trash should not be put before 4pm the previous day.

Bob's tip's of the month – It's the time of the season to check heating and air conditioning systems. One major item to check is the filter. A dirty filter not only obstructs air flow into the home but increases the use of electrical energy on the system.

Bob is still looking for someone to take over his position.

Architectural/Landscaping: The question of the type of shingles to be used for reroofing was discussed. As a result the Bylaws will be amended to remove GAF and to substitute Heritage as a recommended type along with Owen Corning.

Notice – Before starting work on architectural or landscaping changes, secure signed approval from the Board.

Welcoming: Several visits were made to new members.

Old Business: None

New Business: The need for better communication to members was discussed noting that many do not receive or read the emailed minutes nor receive a copy of Bylaw amendments. Keith Coultas proposed that in addition to emailing and the web site posting, future copies of the minutes and Bylaw changes will be distributed periodically by hand to the members.

Meeting adjourned. The Annual Meeting and the next scheduled Board meeting is March 4 at the GHOA facility at 4:00 pm.

Bob Rivenes, Secretary

New Homeowners

William & Dorothy Carter, 3300 Waterwood Drive (formerly Harry Bishop)
Steven & Mary Klass, 3924 Cormorant Point Drive (formerly David & Maud King)