

CORMORANT POINT HOMEOWNERS ASSOCIATION

The March 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, Peter DiMasi, Alice Rebec, Dave & Judy Boudia, Rosemary Kunz, Margaret Thomson, Al & Betsy Pasinella, Jayna Baker, and Carl & Heddy Scragg

Minutes: The minutes of the February 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.

Treasurer's Report: Nancy Beatty reported that we started the month of February with \$83,042.64 in the checking account so that with receipts of \$12,350 and expenses (for lawn maintenance and miscellanies) of \$14,322, the balance in account at end of the month was \$81,077.64. A motion to approve the report was unanimously approved.

President's Report: Steve emphasized the necessity for walkers at night to wear reflective or bright clothing and to carry and use flashlights.

Vice-President Report: See Old Business

Violations (Property Compliance): Bob Henderson

The continuance of calls this past month were mostly regarding trash and brush staging days before the actual pickup. These were by mostly new residents and compliance was met.

As everyone here can notice, many homes are being placed for sale. We had a few signage complaints on color and size not being in accordance with regulations. Again, we are lenient for a couple of days and if not changed to compliance the signs will be removed from the front of the property. This is discussed with the property owners. Also, with several new residents it's necessary to seek a better way of communication. The major items that need to be addressed are house painting, shrub trimming, driveway cleaning, building and property upgrade and realtors informing potential owners of the by-laws and regulations.

Bob's tip's of the month – An important item often neglected on our house is the garage door. At least once a year the door idlers, hinge points, rails and springs should be lightly sprayed with ultra lube oil. Most homes here in Cormorant Point have side mounted lift springs. Inspect door springs and check to see if there is a safety cable inside the springs. If the door spring breaks the cable reduces the velocity and distance of the broken spring. A broken spring can cause damage and body injury. Also, houses with skitter beaters need an annual slide runner coating of silicone spray.

Architectural/Landscaping: No report

Welcoming: Several visits were made to new members.

Old Business: Based on last meeting's discussion, a motion was made, seconded and approved that the reference to GAF shingles in Home Maintenance Section III of the Amended bylaws be replaced by a reference to Tamko with the color rustic Hickory.

Also, a motion was made, seconded and approved to change the maximum size of a satellite dish to 40 inches.

A discussion regarding the complexity of the Treasurer's job resulted in a motion which was seconded and approved that beginning Jan. 1, 2016 assessments are to be paid quarterly, semiannually or yearly but not monthly and by the 15th of the month of the payment.

The need for better communication to members was again 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. In addition, it was moved seconded and approved that there will be quarterly first-class mailings of the previous quarter's business to a homeowner's Cormorant Point address. Please make sure your mail is forwarded in your absence from Florida.

New Business: None

Member Comments: The problem with speeders was discussed and as one solution, a 25 mph sign will be posted at the entrance to Cormorant Point. We understand the Golf Hammock is considering arranging for police patrols.

Meeting adjourned. The Annual Meeting and the next scheduled Board meeting is April 1 at the GHOA facility at 4:00 pm.

Bob Rivenes, Secretary