

CORMORANT POINT HOMEOWNERS ASSOCIATION

The September 3, 2014 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, Nancy Beatty and Bob Rivenes. Members and guests in attendance: Leo & Ruth Hoffman, Rita Fox, and Karen Bucklew.

Minutes: The minutes of the May 7 meeting were emailed and posted on our bulletin board on the Waterwood commons. A motion to accept the minutes as published was unanimously approved. If a member would like a printed copy of the minutes, please contact Bob Rivenes, 385-5790.

Treasurer's Report: Nancy Beatty reported that we started the month of August with \$60,816.83 in the checking account so that with receipts of \$9,410 and expenses (for lawn maintenance and miscellanies) of \$14,440, the balance in account at end of the month was \$55,786.83. A motion to approve the report was unanimously approved. Also see attached financial report.

President's Report: Our insurance policies were reviewed and are proper and in effect. Three properties are in the hands of financial institutions. We have liens against all three for unpaid assessments and other charges but the chances for collection are slim. The flag on the Waterwood circle was replaced. We have a report from Jim Dubberly that when he weed whacks the border of some landscaping areas that are using rocks for mulch but don't have adequate separation from the lawn, rocks can be thrown off which in some cases causes window damage. Please note that the annual picnic is scheduled for Sat. Dec. 13 at noon in the Waterwood common area. Soft drinks and burgers and hot dogs are free of charge but BYO drinks, utensils and chairs.

Vice-President Report: Dawn Loftus has notified the board that she must resign from the Board to tend to her husband Joe who is having medical treatment which obviates their return to Florida for the foreseeable future. By a vote of the directors, Keith Coultas has been appointed vice-President. Thanks to Keith for volunteering one more time.

Violations: Steve received 15 violation reports over the summer including cars parking on the lawn, commercial trucks parked overnight, RV's parked and working for several days, among others. Most have been resolved and are mostly the result of homeowners not checking the restrictions in the Bylaws.

Architectural/Landscaping: No requests pending.

Welcoming: Lillian made several visits and more are pending.

Old Business: None

New Business: None

Member Comments: Nancy Beatty reported that the pond off the third green off the golf course, which is behind the homes of five of our members, is in a bad condition from algae. At this point the owner of the course has refused to treat the pond which has required the homeowners to have it done at their own expense..

Meeting adjourned. The next scheduled Board meeting is October 1 at the GHOA facility at 4:00 pm.
Bob Rivenes, Secretary

Financial Report attached

New Members

Fred & Carol Bierline, 2913 Summertree Drive (formerly Greg & Debi Frye)
 Jerry & Mary Ann McClain, 3700 Cormorant Point Drive (formerly Charles Benson)
 Richard & Theresa Hahn, 3706 Golf Haven Terrace (formerly Sally Phares)
 304 Orchard Bluff, La Porte, IN 46350
 Terry McGuire, 3918 Cormorant Point Drive (formerly Patty Binns)

| 2014 | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|-----|-----|-----|
| Beg. Total Funds | 20,516.49 | 78,961.50 | 84,731.88 | 74,706.88 | 76,736.86 | 64,364.86 | 60,201.83 | 60,816.83 | | | | |
| INCOME | | | | | | | | | | | | |
| Maintenance Fees | 73,400.00 | 20,240.00 | 11,010.00 | 19,290.00 | 9,660.00 | 10,970.00 | 21,700.00 | 9,410.00 | | | | |
| CASH PICNIC | 110.00 | | | | | | | | | | | |
| insurance ck | | | | | | | | | | | | |
| SUBTOTAL | | | | | | | | | | | | |
| BEGINNING TOTAL | | | | | | | | | | | | |
| TOTAL | 94,026.49 | 99,201.50 | 95,741.88 | 93,996.88 | 86,396.86 | 75,334.86 | 81,901.83 | 70,226.83 | | | | |
| EXPENSES | | | | | | | | | | | | |
| Lawn Maintenance | 14,147.00 | 14,147.00 | 14,147.00 | 14,147.00 | 14,147.00 | 14,147.00 | 14,147.00 | 14,147.00 | | | | |
| Office Supplies | | | | | | | | | | | | |
| Landscape Maint | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | 40.00 | | | | |
| Lawn Pest Control | | | 6,798.00 | | 6,798.00 | | 6,798.00 | | | | | |
| Legal fees | 135.00 | | | 415.94 | | 796.03 | | | | | | |
| phila insurance | | | | | | | | | | | | |
| Bayless Insurance | | | | 1,599.08 | | | | | | | | |
| Travelers Ins | | | | | 947.00 | | | | | | | |
| Printing | | | | | | | | | | | | |
| Postage | | | | | | | | | | | | |
| Picnic | | | | | | | | | | | | |
| annual meeting | | | | | | | | | | | | |
| Fed & State Tax | | | | | | | | | | | | |
| State Fees | 61.25 | | | | | | | | | | | |
| parker | | | | | | | | 150.00 | | | | |
| useman property | | 50.00 | | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | | | | |
| shinall property | 150.00 | | 50.00 | | 50.00 | 50.00 | 50.00 | 50.00 | | | | |
| Miscellaneous | 31.74 | 37.62 | | | | 50.00 | | | | | | |
| ink | | | | | | | | | | | | |
| christmas bonus | 500.00 | | | | | | | | | | | |
| BANK | | 15.00 | | 8.00 | | | | 3.00 | | | | |
| RE CK | | 180.00 | | | | | | | | | | |
| paint house | | | | 1,000.00 | | | | | | | | |
| SUBTOTAL | 15,064.99 | 14,469.62 | 21,035.00 | 17,260.02 | 22,032.00 | 15,133.03 | 21,085.00 | 14,440.00 | | | | |
| TOTAL | 94,026.49 | 99,201.50 | 95,741.88 | 93,996.88 | 86,396.86 | 75,334.86 | 81,901.83 | 70,226.83 | | | | |
| EXPENSES | 15,064.99 | 14,469.62 | 21,035.00 | 17,260.02 | 22,032.00 | 15,133.03 | 21,085.00 | 14,440.00 | | | | |
| | 78,961.50 | 84,731.88 | 74,706.88 | 76,736.86 | 64,364.86 | 60,201.83 | 60,816.83 | 55,786.83 | | | | |