

**CORMORANT POINT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

The February 6, 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, Joyce Lawrence, Carl Scaggs, Bob Henderson, and Lillian Kachelries. There were 13 residents in attendance. There was a quorum present of 6 Board members.

**MINUTES:** The minutes of the January 9, 2019 meeting were emailed and posted on the Golf Hammock website. A motion was made by Mr. Henderson and seconded by Mr. Scaggs to accept the minutes as written. The motion carried.

**TREASURER'S REPORT:** Mrs. Beatty gave the following report:

Started January	\$47,870.23
Maintenance fees	103,440.00
Lawn Maintenance	14,571.00
Sunny South	6,798.00
Landscape maintenance	80.00
Joyce L. (tape recorder)	79.74
Clean Property	120.00
Bank	5.00
Ck to clay	270.00
Returned check	270.00
Bank	12.00
Total	129,104.49

**VICE-PRESIDENT'S REPORT** The Vice-President resigned. There was a motion made by Mrs. Kachelries and seconded by Mr. Henderson to accept the resignation of the Vice-President. The motion carried.

**PRESIDENT'S REPORT:** This will be given during Old Business.

**COMMITTEE REPORTS:**

**A. CORRESPONDENCE:** Mrs. Beatty stated she had a letter from Sunny South detailing a little more of what they are doing to our lawns. She also had a letter from Heacock Insurance saying they were always available to answer any questions. Mrs. Lawrence stated she had emails from several owners thanking the Board for the nice job they were doing.

**B. VIOLATIONS/PROPERTY COMPLIANCE:** Mr. Henderson stated that he had addressed several items this month: youngsters fishing in the various ponds, items for sale on the driveways, and vehicles parking on the grass. He mentioned "about one of our residents, Ms. Alice Rebec of Cormorant Point Drive. Pictures and an article were in this week's newspaper about her devotion of debris removal along the side of Hammock Road. We the residents of Cormorant Point comment you for your many years of hard work along this highway. Great job Alice!" He also wanted to remind everyone if you have a contractor working on your property or a visitor that they are not to park on the grass because it harms the grass and breaks sprinkler heads.

**C. WELCOMING:** Mrs. Kachelries reported there were no new owners this month.

**D. ARCHITECTURAL/LANDSCAPING:** Mr. Scaggs reported he had 2 permits approved this month: one for curbing and one for a trellis.

**OLD BUSINESS:** Mr. Chroscinski gave his report. He stated that our Bylaws need to be revitalized. He stated that a committee must be formed and asked that each Board member volunteer to serve on the committee and any other homeowner who would like to serve on the committee. He

said that a lot of work had already been done. However there is still much that needs to be done. Mr. Chroscinski stated that he had spoken with the Association's Attorney, Mr. Mark Breed. Mrs. Kachelries made a motion and seconded by Mr. Scaggs to form a committee to revitalize the Covenants and Bylaws. The motion passed unanimously. The following named people will serve on the committee: Ed Chroscinski, 3505 Cormorant Point Dr., Marian Bullard, 3927 Cormorant Point Dr., Joyce Lawrence, 3602 Cormorant Point Dr., Nancy Beatty, 3308 Cormorant Point Dr., Bob Henderson, 2920 Summertree Dr., Carl Scaggs, 3607 Golf Haven Terrace, and Lillian Kachelries, 3505 Cormorant Point Dr. After the revision is completed a copy will be distributed to each lot owner. Half of the lot owners need to approve the revision and have their vote documented by our attorney at a Board Meeting

There was a discussion about the speed limit in the neighborhood.

There was a motion made by Mrs. Kachelries and seconded by Mrs. Beatty to accept Mrs. Marian Bullard as Vice-President.. The motion carried.

Mr. Chroscinski said in the near future there will be an opening on the Architectural/Landscaping Committee.

**NEW BUSINESS:** Mr. Chroscinski reminded everyone that our Annual Picnic will be this Saturday, February 9 at the Waterwood Commons from 12:00 noon until 2:00 pm. Mrs. Sasher said volunteers are still needed.

Mr. Scaggs reminded everyone that if you sign a contract to have work done at your home to be sure the work is in accordance with the rules of the Association. Mr. Henderson reminded everyone that there is a list of recommended contractors available.

**MEMBER COMMENTS:** It was stated that the price of exterior paint for Cormorant Point is the same at both Sherwin Williams stores.

**ADJOURNMENT:** .Mr. Henderson made the motion to adjourn. It was seconded by Mrs Bullard. The motion carried.

The next meeting will be March 6, 2019 in the Golf Hammock Activity Building at 4 pm.

