

**CORMORANT POINT HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

The March 4, 2020 Meeting of the Board of Directors was called to order by President Ed Chroscinski in the Golf Hammock Activity Center. Board members in attendance were Ed Chroscinski, Nancy Beatty, John Vanhaver matt, John Waddell, Lillian Kachelries, and Joyce Lawrence. There was a quorum present. There were 23 residents in attendance.

**MINUTES** – The minutes of the February 5, 2020 Board of Directors Meeting were emailed, posted on our bulletin board on the Waterwood Commons, and also posted on the Golf Hammock website. The motion carried to accept the minutes as they have been written.

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

<b>Beginning</b>		<b>JAN</b>	<b>FEB</b>
<b>Beginning total</b>		42,147.03	112,653.23
Bank refund			
Maintenance Fee Income		93,605.00	17,010.00
<b>Expenses for</b>			
Lawn Maintenance		14,571.00	14,571.00
Sunny South		6,798.00	
Landscape Maintenance		40.00	
Attorney			950.00
Printing		1,290.85	216.33
Postage			55.00
Lillian from Office Max		32.70	18.03
Mileage for Nancy			42.00
Picnic			1,207.28
Fl. Dept. of State		61.25	
Property clean			150.00
Refund of maintenance		5.00	
Sprinklers at flagpole		300.00	
<b>Balance</b>		112,653.23	112,453.59

Mrs. Beatty reported there are 2 owners who have not paid the maintenance fee. Mrs. Beatty also reported that she had received a letter from Mr. Ed Bombich stating that he had examined the records for the Homeowners Association and found no discrepancies.

**PRESIDENT'S REPORT** – Mr. Chroscinski reported that 161 ballots were returned. There were 157 yes votes, 1 no vote, 3 cancelled votes. Mr. Breed will send the Covenants and Bylaws to the state for approval. Once approved the Covenants and Bylaws must be filed with the County.

Mr. Chroscinski thanked Mrs, Karen Sasher and her committee for distributing the revitalization packets to the homeowners. He also thanked Mrs. Kachelries for making sure the ballots were filled out correctly. Mr. Chroscinski also thanked Mrs. Sasher for the wonderful job she and her helpers did in making our Annual Picnic a huge success.

Mr. Chroscinski stated that since the majority of homeowners responded that they wanted to keep our Covenants and Bylaws that each homeowner must do their part in keeping the uniformity and neatness of the neighborhood. The Covenants and Bylaws stipulate 100% agreement by the homeowners to make a change.

**CORRESPONDENCE** – Mrs. Beatty read a letter from Mr. Bob Henderson thanking Mrs. Karen Sasher, the chairperson for the Cormorant Point Picnic and her well organized committee for an outstanding job.

**PROPERTY COMPLIANCE** – Mr. Waddell received complaints regarding: non-compliant realtor signs, pole lights that were out, ladder behind a house, motorcycle behind a house, mail boxes needing to be replaced or painted, satellite dishes that need to be painted. Open complaints from prior meetings are driveways requiring power washing and satellite dishes need painting. Trash cans continue to be placed at the street before 5:00 pm. Warning notices of violation for non-complaint items, including issues with trash and yard waste, will begin to be issued. There was discussion concerning who is responsible for the banks of the ponds. The homeowner is responsible for the banks behind their own residence. Golf Hammock is responsible for the common areas and the ponds.

**ARCHITECTURAL/LANDSCAPING** – Mr. Vanhaver matt received a request to replace some fascia boards. He also received a request to put shrubs in a new flowerbed and replace sod. The two requests were approved. A permit is not required to install a new roof. There are 2 colors of shingles that are permitted.

**WELCOMING** – Mrs. Kachelries welcomed 2 new owners: Mary Ann Cousino on Cormorant Point Drive, and Mark and Barbara Walczak on Waterwood Dr.

**OLD BUSINESS** – There were comments concerning what should be done in the area around the flagpole on Waterwood Drive.

**NEW BUSINESS** – There was no New Business.

**MEMBER COMMENTS** – There were comments about traffic, shrubs, reflectors, maintaining and cost to maintain the circle at the flagpole, people walking dogs and not picking up after them, no deliveries on Sunday, the sign at the entrance needs to be updated, the age of people who can live in Cormorant Point, and the speed limit is 25 mph.

**ADJOURNMENT** – The meeting adjourned.

The next meeting will be April 1, 2020 at 4:00 pm in the Golf Hammock Activity Center.