

CORMORANT POINT HOMEOWNERS ASSOCIATION

The December 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, Keith Coultas, and Bob Henderson. Members and guests in attendance: Lydia & Alex Harding, Sue Kanson, Margaret Thomson, Karen Bucklew, Rita Fox, Diane Coultas, Bill & Carolyn Hinline, Alice Rebec, Judy Boudia, and Ron & Karen Sasher.

Minutes: The minutes of the October 1 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. If a member would like a printed copy of the minutes, please contact Bob Rivenes, 385-5790.

Treasurer's Report: No report – the financial report will be emailed when it is available.

President's Report: 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. Volunteers will be delivering flyers to each house as a reminder. A check was received from our attorney for a payment of back assessments and fees from the managers of a vacant home. Liens are still pending on two properties. Our lawn service people have declined a cost-of-living increase for the coming year. There will be no increase in the assessment for 2015.

Vice-President Report: No report

Violations (Property Compliance): There are still a few residents' driveways that need power washing. I warned residents about vehicles parked on the lawn. I did some inspecting of our complex and quite a few houses need touch up from the sprinkler systems. I have suggested touchup and the purchase of sprinkler deflectors. A new resident on Waterwood had a question about shrub removal. Visited site and gave permission to remove accordingly. **Bob's tip's of the month** – During this month several homes will have interior and exterior decorations for Christmas. Be cautious with over loading electrical circuits and do NOT leave any electrical decorations unattended. Also, anyone walking at night or early in the morning be sure to carry and use a bright flashlight or spotlight. Drivers cannot see walkers during the dark hours.

I will end my position as Property Compliance chairman as of December 31 of this coming year. At this time I would like to thank the Cormorant Board Members and residents of our area for all their understanding and cooperation.

Architectural/Landscaping: A reroofing request was approved.

Welcoming: One visit was made.

Old Business: None

New Business: Please note that the Annual Meeting will be held prior to the regular board meeting on Jan. 7 for the election of three board members who have volunteered to serve again. We are accepting applications for a member to volunteer to replace Bob Henderson as Violations chairman. It is important to maintain a full board membership to successfully manage the responsibilities of the Association.

Meeting adjourned. The Annual Meeting and the next scheduled Board meeting is January 7 at the GHOA facility at 4:00 pm.

Bob Rivenes, Secretary

New Homeowners

Larry & Linda Cliburn, 3328 Waterwood Drive (formerly Harold Shirey)