CORMORANT POINT HOMEOWNERS ASSOCIATION

The December 7, 2016 meeting of the Board of Directors was called to order by Secretary Bob Rivenes 4:00 pm in the Golf Hammock Club Meeting Room. Other Board members present: Ed Chroscinski, Lillian Kachelries, Bob Henderson and Nancy Beatty. Members in attendance were Judy Boudia, Leo & Ruth Hoffman, Alice Rebec, Ron & Karen Sasher, Bill Geiger, Barb Caramanna, Alice Rebec, Judy Ferry, and Rosalie & Paul Chanley.

Minutes: The minutes of the November 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. To improve communications, a copy of the December minutes and a copy of recent By-Law changes will be hand delivered to each resident. If a member would like a printed copy of future minutes, please contact Bob Rivenes 385-5790.

Treasurer's Report: Nancy Beatty reported that we started the month of November with \$68,153.97 in the checking account so that with receipts of \$6540.00 and expenses (for lawn maintenance and miscellanies) of \$21,167.75, the balance in the account at end of the month was \$53,526.22. A motion to approve the report was unanimously approved. A full report is attached.

President's Report: No report

Vice-President Report: No report

Violations (Property Compliance): A number violations were reported and subsequently resolved. Notices were dropped off at three houses regarding the need for painting. Bob's tip of the month: even though electrical connections can appear safe, never leave displays unattended for protracted periods.

Architectural/Landscaping: Requests for a landscaping change, a patio change, and a golf cart path were approved.

Welcoming: One new family was visited.

Old Business: Due to the lack of adequate preparation, the annual picnic was postponed to next February. Karen Sasher graciously volunteered to head a committee to plan and implement that event on February 11, 2017.

New Business: None

Member Comments: Please consider taking a turn at a board position.

Meeting adjourned. The next scheduled Board and Annual meeting will be January 4 at the GHOA facility at 4 pm.

Bob Rivenes, Secretary Attachment

New Members

Paul and Rosalie Chanley, 3414 Waterwood Drive (formerly Don & Beverly Streicher) Thomas and Penny Beutel, 3702 Cormorant Point Drive (formerly Art & Linda Stacy)

December 2016 Financial Statement

2016	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Beg. Total Funds	58,890.48	110,340.89	102,040.20	82,623.20	100,616.28	84,606.37	72,689.37	88,044.37	77,807.37	57,939.37	68,153.97	53,526.2
INCOME						·						
Maintenance Fees	72,650.00	6,046.00	1,640.00	34,450.00	6,750.00	2,270.00	36,340.00	3,990.00	1,080.00	24,530.00	6,540.00	
bayless refund												
TOTAL	131,540.48	116,386.89	103,680.20	117,073.20	107,366.28	86,876.37	109,029.37	92,034.37	78,887.37	82,469.37	74,693.97	
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	14,147.00	14,147.00	14,147.00	14,147.0
Sunny South	6,798.00		6,798.00		6,798.00		6,798.00		6,798.00		6,798.00	
Landscape Maint		40.00	40.00	40.00		40.00	40.00	80.00		40.00	80.00	
Legal fees	76.98			211.72								
Bayless Insurance				1,650.00	1,794.91							
Printing												
Postage												
Picnic												
florida commission		61.25										
Fed & State Tax												
State Fees												
picnic	24.54											
SIGN		98.44		278.20						128.40		
IM for sign clean up pa	int		72.00									
christmas bonus												
manual	62.92											
cormorant birds				130.00								
BANK									3.00			
ant powder					20.00							
FLOWERS											142.75	
SUBTOTAL	21,109.44	14,346.69	21,057.00	16,456.92	22,759.91	14,187.00	20,985.00	14,227.00	20,948.00	14,315.40	21,167.75	
TOTAL	131,540.48	116,386.89	103,680.20	117,073.20	107,366.28	86,876.37	109,029.37	92,034.37	78,887.37	82,469.37	74,693.97	
EXPENSES	21,199.59	14,346.69	21,057.00	16,456.92	22,759.91	14,187.00	20,985.00	14,227.00	20,948.00	14,315.40	21,167.75	
	110,340.89	102,040.20	82,623.20	100,616.28	84,606.37	72,689.37	88,044.37	77,807.37	57,939.37	68,153.97	53,526.22	
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