

CORMORANT POINT HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

The December 5, 2018 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 12 residents in attendance.

MINUTES: The minutes of the November 7, 2018 meeting were emailed and posted on our bulletin board on the Waterwood Commons. The minutes were also posted on the Golf Hammock website. A motion was made by Mrs. Beatty and seconded by Mr. Henderson to approve the minutes as written. The motion carried.

TREASURER'S REPORT: The Treasurer's Report was read by Mrs. Beatty. See attachment. Mrs. Beatty stated that the Association's attorney, Mr. Mark Breed, had collected \$1765.27 from a homeowner for maintenance fees due last year. The attorney fee is \$250.00 and \$197.14 for collection. Mr. Breed wrote the necessary letters and visited the homeowner. Mrs. Beatty also reported there are 3 homeowners delinquent in paying their maintenance fees.

PRESIDENT'S REPORT: Mr. Chroscinski stated that the Board had completed the update on the covenants and bylaws and a copy was given to the Association's attorney for review and compliance with all the applicable laws. We are waiting to hear from him. Once the attorney approves the updated bylaws we will file a copy with the State of Florida and all homeowners will receive a copy.

Mr. Chroscinski said that the Annual Meeting will be in January before the Monthly Meeting. The Vice President and Director for Landscape\Architecture positions will be open. Any homeowner interested in serving on the Board can submit their name to a present officer on the Board. The election of officers will be at the Annual Meeting.

Mr. Chroscinski said our community continues to be one of if not the best in the Sebring area thanks to you the homeowners by complying with our rules and regulations. You as a homeowner have a stake in this community. Please do not just sit back and complain when things are not as you would like them to be, get involved, have a say in how things should be, don't just sit back and complain about the job the Board does. We have approximately 207 homeowner's. There are only 7 Board positions and most have served multiple terms because no one else seems to want to step up and give some of their time. Most of us are retired. What do we have to do that is so important that we can't make a little effort to help keep this community a great place to live.

COMMITTEE REPORTS:

- A. CORRESPONDENCE:** Mr. Chroscinski read a letter that the Association received from a homeowner concerning where homeowners buy paint. The letter had a list of different brands of paint and the cost. There was a discussion concerning the cost of Sherwin Williams paint and about asking if the homeowners in our Association could get a better price. Sherwin Williams is now offering a 30 percent discount through the end of December. Mr. Scaggs was given the letter and asked to research other brands that meet our requirements and might cost less.
- B. VIOLATIONS/PROPERTY COMPLIANCE:** Mr. Henderson's report is attached. Mr. Henderson will purchase new signs to be placed at the ponds that state the ponds are for Cormorant Point resident fishing only.. Mr. Scaggs will have the shrubs trimmed at the home that has been turned over to the Bank.
- C. ARCHITECTURAL/LANDSCAPING:** Mr. Scaggs stated that he did not have any requests this month.
- D. WELCOMING:** Mrs. Kachelries reported there were no new residents this month. There is 1 homeowner who is here now from up north and she will visit them.

OLD BUSINESS: Mr. Chroscinski reported that the work on the swells in the driveways had been completed.

NEW BUSINESS: There was a discussion concerning the date for the Annual Meeting and the Monthly meeting in January which was scheduled for January 2. It was recommended that the date be changed to January 9 because of the proximity of January 2 to New Year's Day and some residents might be out of town. Mrs. Beatty made a motion to change the date for the meetings to January 9, 2019. Mr. Scaggs seconded the motion. The motion carried.

MEMBERS COMMENTS: None

ADJOURNMENT: Mrs. Kachelries made a motion to adjourn. The motion was seconded by Mr. Henderson. The motion carried.

The Annual Meeting and the Monthly Meeting will be January 9, 2019 in the Golf Hammock Meeting Room.

TREASURER'S REPORT:

FIN 2018

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	2018	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2													
3	BEG TOTAL	40,344.96	111,541.94	112,854.99	99,991.82	111,416.82	92,479.85	83,186.65	90,774.95	84,677.95	68,351.39	75,035.39	60,773.52
4													
5	MAINT FEES	92,600.00	16,570.00	8,110.00	26,640.00	3,720.00	5,254.00	28,540.00	8,130.00	4,670.00	21,020.00	6,880.27	
6	TOTAL	132,944.96	128,111.94	120,964.99	126,631.82	115,136.82	97,733.85	111,726.65	98,904.95	89,347.95	89,371.39	81,915.66	
7													
8	EXPENSES												
9	Lawn Maint	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	
10	Sunny South	6,798.00		6,798.00		6,798.00		6,798.00		6,798.00		6,798.00	
11	Landscape Maint	80.00	X	80.00	80.00	X	80.00	X	80.00	X	80.00	x	
12	Haycock Ins				988.00	1,645.00							
13	BREED						250.00					197.14	
14	Printing			14.20		16.97							
15	Postage					50.00		6.70					
16	Ed Chroscinski						70.20						
17	Carl Scaggs	105.19								51.56			
18	Lillian K												6.29
19	Bench	212.85											
20	Picnic		1,048.70										
21	FI Dept of State		61.25										
22	Fed & State Tax												
23	Christmas Bonus												
24	Bank												
25	Check to Healy	60.00											
26	NANCY INK										109.00		
27	Joyce L			13.97									
28	SUB TOTAL	21,403.04	15,256.95	21,053.17	15,215.00	22,656.97	14,547.20	20,951.70	14,227.00	20,996.56	14,336.00	21,142.14	
29													
30	TOTAL	132,944.98	128,111.94	120,964.99	126,631.82	115,136.82	97,733.85	111,726.65	98,904.95	89,347.95	89,371.39	81,915.66	
31		-21,403.04	-15,256.95	-20,973.17	-15,215.00	-22,656.97	-14,547.20	-20,951.70	-14,227.00	-20,996.56	-14,336.00	-21,142.14	
32		111,541.94	112,854.99	99,991.82	111,416.82	92,479.85	83,186.65	90,774.95	84,677.95	68,351.39	75,035.39	60,773.52	

Cormorant Point Meeting December 5, 2018

Compliance report:

Several of my ID cards were placed informing residents about power washing driveways and pole lights out of service.

Non residents were informed about fishing and leaving trash around the Cormorant Point Ponds. Signage is required near the flag pole as placed around the other a ponds.

Concerns were made about some residents placing decorative objects along shrubs and painting lawn sprinkler rings. There are no rules or restrictions in Cormorant Point related to these as being violations. I did visit residents and explained our board's point of view.

With the Christmas Season upon us many residents in Cormorant Point are decorating their homes. This is great! Grass stills requires mowing and shrubs may need some trimming so please be aware of this situation with any of your lawn decorative items.

I have an updated contractor list from residents usage if anyone in Cormorant Point is interested feel free to contact me.

Bob Henderson Property Compliance