

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

The September 4, 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, Marian Bullard, Nancy Beatty, Lillian Kachelries, and Joyce Lawrence. There was a quorum present. There were 3 members present.

**MINUTES** – The minutes of the May 1, 2019 Board of Directors Meeting were emailed and posted on the Golf Hammock website. A motion was made and seconded to accept the minutes. The minutes were accepted as written.

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

<b>Beginning May 1, 2019</b>			<b>\$118,633.48</b>
<b>Income for May, June, July, August</b>			
Bank refund	\$100.00		
Maintenance Fee Income	\$41,040.00		
<b>Expenses for May, June, July, August</b>			
Lawn Maintenance		\$58,284.00	
Sunny South		\$13,596.00	
Landscape Maintenance		\$80.00	
Haycock Insurance		\$2,679.00	
Printing		\$36.55	
Mileage for Nancy		\$36.00	
Bank		\$81.45	
Darling Property		\$240.00	
<b>Balance August 31, 2019</b>			<b>\$84,740.48</b>

**PRESIDENT'S REPORT** – Mr. Chroscinski reported that the revitalization of the Association is moving very slowly. He met with our attorney who gave us some additional requirements. The attorney advised that he was almost finished with the necessary Proxy ballot. Mr. Chroscinski stated that we have a wonderful community and that each resident needs to look at their own house to see if it needs to be painted. Also the resident needs to look at the mailbox and mailbox post to see if it needs to be painted. We still have 2 openings on the Board. The Board members needed are for Architectural/Landscaping and Property Compliance. Terms of office are 3 years. Many current Board members have served longer. Have you considered what happens if the current Board were to resign. A few things that would change are: no more grass cutting, no one to collect funds and pay current expenses, no restrictions, fences would be allowed and we would have to follow Golf Hammock Covenants and By-laws. Please let any Board Member know if you are interested. Do not expect a few people to volunteer forever.

**VICE-PRESIDENT'S REPORT** - There was no report for this month.

**PROPERTY COMPLIANCE** – It was noted that people are putting their trash on the street prior to 6:00 pm the day before the trash is to be picked up. This is in violation of the Association rules. Trash can only be put out after 6:00 pm the day before trash is picked up.

**ARCHITECTURAL/LANDSCAPING** – There was 1 approved for planting trees and 1 approved for a generator.

**WELCOMING** – Mrs. Kachelries reported 11 homes have been sold since the first of the year and there are 19 new residents.

**OLD BUSINESS** – Mrs. Lawrence stated that she had an email from Bob Henderson He said if no one had volunteered for the Property Compliance Officer position that he would serve while he was here. He will be here in November. The Board approved.

**NEW BUSINESS** – Mrs. Beatty stated that the Census taker was in the neighborhood on Sunday. It was mentioned that we will be getting a form in the mail to fill out. If the form is not filled out and returned then the Census taker will have to come back in April and fill out the form with you. She mentioned that there are bushes that appear to be dead on Waterwood Drive. It was decided to wait a month to see if they survive. The Golf Hammock Association Meeting will be Monday September 9, 2019 at 7:00 pm in the Meeting Room. Some items to be discussed are rental of the Activity Building, roads, culverts, drainage. There was discussion about the drainage that was installed and who is to maintain it. Mrs. Beatty stated there are 7 residents that have not paid their Maintenance fees. Mr. Chroscinski explained the 2 insurance policies that were paid - 1 was to protect the Board Members from lawsuits and the other was to protect the Association from lawsuits.

Mrs. Kachelries made a motion to adjourn the meeting. It was seconded by Mrs. Bullard. The motion carried.

The next meeting will be October 2, 2019 at 4:00 pm in the Golf Hammock Meeting Room.

Joyce Lawrence

Secretary