

CORMORANT POINT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

The March 3, 2021 Meeting of the Board of Directors was called to order by Mrs. Nancy Beatty at 4:00 pm at the Waterwood Commons. Board members in attendance were Nancy Beatty, John Waddell, Jim Scherzinger, Lillian Kachelries, and Joyce Lawrence. There were 24 members present.

MINUTES – Mrs. Lawrence read the minutes from the February 3, 2021 Board of Directors Meeting. Mr. Waddell made a motion to accept the minutes as they were read. The motion was seconded by Mrs. Kachelries. The motion carried. The minutes were emailed, posted on our bulletin board on the Waterwood Commons and posted on the Golf Hammock website.

WELCOMING – Mrs. Kachelries did not make any visit this month.

PROPERTY COMPLIANCE – Mr. Waddell sent out 3 violation notices during the month of February. Mr. Waddell reported there are many houses/villas that need to be painted. Also many mailboxes need to be painted or replaced. Also each owner should check the post light to be sure it is working properly.

ARCHITECTURAL/LANDSCAPING – Mr. Vanhavermaat was not present at the meeting.

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

February Beginning Balance			\$124,037.36
Income		\$9,000.00	
Expenses for			
Lawn Maintenance	\$14,571.00		
Lawyer	\$789.80		
Printing	\$74.18		
March Beginning Balance			\$117,602.38

OLD BUSINESS – None

NEW BUSINESS – There was a motion by Mrs. Kachelries and seconded by Mrs. Lawrence that Mr. John Waddell assume the position of Vice President and Mr. Jim Scherzinger will assume the position of Property Compliance Director. The motion carried.

There was a discussion about the Covenants and ByLaws concerning paint. Mrs. Beatty read from the Covenants page 10 # 3 – “In no event shall the exterior color or finish of any Dwelling be modified without the approval and consent of the Association.” The Covenants page 13 #IX #c – “These Protective Covenants may only be modified, amended, waived, extinguished or rescinded, in whole or in part, by the recordation of a written instrument in the Public Records, executed by the Owners of all of the Lots.” The ByLaws page 43 # 3 “In no event shall the exterior color of a member’s Dwelling be modified.”

Mr. Bill Geiger, Lot 50B, disagreed with the decision that the color of his shutters did not comply with the Addendum to the ByLaws page 51 # 3 “Hurricane Shutters must match the Cormorant Point dark brown trim color.” Mrs. Beatty will consult with the Association attorney.

There was discussion about the swales and the paving of the streets. A letter will be sent out explaining the work that will be done and when. The homeowner will be responsible for the irrigation system in the swale area.

Thank you to Mike Hessel and Irene Schneider for trimming and cleanup of Cormorant Point pond trees. Also thank you to those who delivered the new directory.

Mrs. Karen Sasher thanked Mrs. Beatty for all she has done and is trying to do for our community.

Mr. Waddell made a motion to adjourn. Mr. Scherzinger seconded the motion and the motion carried.