

CORMORANT POINT HOMEOWNERS ASSOCIATION

The September 7, 2016 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: Bob Rivenes, Ed Chroscinski, Lillian Kachelries, and Nancy Beatty. Members in attendance were Leo & Ruth Hoffman, Pia Georcione & Floyd Walbert and Rosemary Kunz.

Minutes: The minutes of the May 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.

Our registration as a 55+ community has been approved by the State through 2018.

Treasurer's Report: Nancy Beatty reported that we started the month of August with \$88,044.37 in the checking account so that with receipts of \$3,990 and expenses (for lawn maintenance and miscellanies) of \$14,227, the balance in the account at end of the month was \$77,807. A motion to approve the report was unanimously approved. A full report showing the months of Jun and July is attached.

President's Report: After years of drought, we've had an average of 55 inches the last four years. The water standing in the swales during the recent heavy rains is primarily the result of thickening of grass over time which prevents proper drainage. Because of the liability for potential sprinkler system damage, the Golf Hammock board is not going to do any work to alleviate accumulated water in swales. Therefore it is up the individual homeowner in cooperation with neighbors to provide better drainage through the grass. In one case it may require the removal of a tree. As this is the about the end of the rainy season (barring any hurricanes), please keep this suggestion in mind for next year.

Vice-President Report: No report

Violations (Property Compliance): Board members noted that most Bylaw violations reflect a lack of knowledge of the Bylaws. Therefore, a motion was moved, seconded and passed unanimously that in the near future a registered letter (return receipt requested) outlining the most important Bylaws would be sent to each homeowner.

Also, Alex Harding has resigned as Chairman of the committee. We are asking for volunteers for this position as well as others to serve on the board.

Architectural/Landscaping: A satellite dish was installed and the screening of a lanai was approved.

Note: please get approval before during the requested work.

Welcoming: Several visits were made over the summer.

Old Business: None.

New Business: None

Member Comments: None.

Meeting adjourned. The next scheduled Board meeting will be October 5 at the GHOA facility at 4:00 pm.

Bob Rivenes, Secretary

New Members

Ronald and Alice Rayburn, Cormorant Point Drive (formerly Al Smith)

Gary and Sharon Baker, Sugarpine Circle (formerly William & Robin Michaud)

George and Pat Sibet, Golf Haven Terrace (formerly Jon & Susan Gurr)

Danny and Linda Geier, Summertree Drive (formerly Paul & Terry Merz)

William and Linda Kundolf, Golf Haven Terrace (formerly Eleanor Short)

John W. and Edsel Kromholz, Cormorant Point Drive (formerly Les & Audrey Pier)

Edward J. Bombach, Cormorant Point Drive (formerly Kenneth & Faye Cross)

September 2016 Financial Statement

2016	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV
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		
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			
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			
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
Sunny South	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			
Legal fees	76.98			211.72							
Bayless Insurance				1,650.00	1,794.91						
Travelers Ins											
Printing											
Postage											
Picnic											
florida commission		61.25									
Fed & State Tax											
State Fees											
picnic	24.54										
SIGN		98.44		278.20							
JIM for sign clean up paint			72.00								
christmas bonus											
manual	62.92										
cormorant birds				130.00							
ant powder					20.00						
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			
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			
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			
	110,340.89	102,040.20	82,623.20	100,616.28	84,606.37	72,689.37	88,044.37	77,807.37			