

CORMORANT POINT HOMEOWNERS ASSOCIATION

The January 3, 2018 meeting of the Board of Directors was called to order by Ed Chroscinski at 4:00 pm in the Golf Hammock Club Meeting Room. Board members in attendance were Nancy Beatty, Lillian Kachelries, Carl Scraggs, Bob Henderson, and Joyce Lawrence. Members in attendance were Lionel Lawrence, Heddy Scaggs, Alice Rebec, Judy Boudia, Keith & Diane Coultas, Val Biancalana and Bill Hineline.

Minutes: The minutes of the December 6 meeting were emailed and posted on our bulletin board on the Waterwood commons. A motion to accept the minutes as published was unanimously approved. If a member would like a printed copy of the minutes, please contact Joyce Lawrence at 912-484-5534.

Treasurer's Report: The reading of the Treasurer's report was waived because it was just given at the Annual Meeting and approved. A complete report is attached.

President's Report: Mr. Chroscinski did not give a report.

Vice-President Report: Mr. Donahue was out of town.

Violations (Property Compliance): Mr. Henderson reported that several issues were addressed concerning driveway power washes, pole lights and dog droppings. Some issues have been corrected. Roof repairs are still a contention in Cormorant Point. Mr. Henderson spoke to some residents and was told repairs could continue for some months. Mrs. Beatty said the roofing companies are overwhelmed and the shingles that are approved by the Board are in short supply. During the Holiday Season Cormorant Point experienced several visitors and were not informed of many of our regulations such as vehicles on grass,

biking through residents property and dog issues. Most were explained and followed. Another area of non-compliance was owners having work done without first having approval by the Board. Mr. Henderson gave some contractors a copy of the request form. It was stated that the only way to prevent this was to issue a stop work order until the proper documents are approved. Mr. Henderson has a new phone number: 716-680-1975.

Architectural/Landscaping: No requests were made during the month of December.

Welcoming: There were no new members during the month of December. However in January we know of at least 2 new families that will be moving in.

Old Business: Please mark your calendars – the 2nd Sat. in February for the annual CPHA picnic. Volunteers are needed – get in touch with Karen Sasher (703)437-3733; leave name & phone # - voice mail or email @ kosash1944@gmail.com.

New Business: Mr. Chroscinski brought up an issue about rental properties and that the By-Laws state that at least 1 renter must be at least 55 years of age and no one under the age of 18 is allowed to live in Cormorant Point. The owner is responsible for the compliance of the renters. It was mentioned that the By-Laws may need to be revisited to make some changes and the website updated.

A motion was made by Mr. Chroscinski and seconded by Mrs. Beatty to adjourn the meeting and the motion carried. The next scheduled Board meeting is February 7, 2018 at the GHOA facility at 4 pm.

Joyce Lawrence, Secretary
Attachment

December 2017 Financial Statement

2017	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Beg. Total Funds	40,866.91	116,396.91	111,632.38	93,528.82	102,376.48	86,556.48	77,129.48	91,559.48	81,802.48	63,187.48	70,845.48	51,865.48
INCOME	96,560.00	10,658.00	3,020.00	24,870.00	6,770.00	4,800.00	35,375.00	4,470.00	3,330.00	21,960.00	1,965.00	3,150.00
Maintenance Fees	137,426.91	127,054.91	114,652.38	118,398.82	109,146.48	91,356.48	###	96,029.48	85,132.48	85,147.48	72,810.48	55,015.48
TOTAL												
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	14,147.00
Sunny South	6,798.00		6,798.00		6,798.00		6,798.00		6,798.00		6,798.00	
Landscape Maint	80.00	80.00		80.00		80.00		80.00	X	80.00	X	
Legal fees										75.00		
Bayless Insurance				1,795.34	1,645.00							
PICNIC		1,134.28	99.48									
Printing			79.08									
Postage												
Dubberly cleanup									1,000.00			
florida commission												
Fed & State Tax												
State Fees		61.25										
Ed C												23.50
christmas bonus												500.00
manual												
BANK	5.00											
SUBTOTAL	21,030.00	15,422.53	21,123.56	16,022.34	22,590.00	14,227.00	20,945.00	14,227.00	21,945.00	14,302.00	20,945.00	14,670.50
TOTAL	137,426.91	127,054.91	114,652.38	118,398.82	109,146.48	91,356.48	###	96,029.48	85,132.48	85,147.48	72,810.48	55,015.48
EXPENSES	21,030.00	15,422.53	21,123.56	16,022.34	22,590.00	14,227.00	20,945.00	14,227.00	21,945.00	14,302.00	20,945.00	14,670.50
	116,396.91	111,632.38	93,528.82	102,376.48	86,556.48	77,129.48	91,559.48	81,802.48	63,187.48	70,845.48	51,865.48	40,344.98