Cormorant Point Homeowners Association (CPHOA) Meeting Minutes
March 4,2026

The meeting was called to order at 4 pm by President Anthony Miller. 21 residents were present. Board Members Present: Anthony Miller-President, Mark Walczak,-Vice President, Marcia Lee-Secretary, Nancy Scherer-Welcoming. Absent John Vanhavermaat-Architectural

Approval of Meeting Minutes:
Approval of February 4,2026 Meeting Minutes. Motion made by Mark Walczak, seconded by Nancy Scherer. Approved unanimously.

President Report
I have updated my email address. My new email address is **anthony33872 @ gmail.com.**

On Feb 25th Mark, Nancy and I met to update signatory agents on the Cormorant Point checking account. While doing so we uncovered a banking error on the status of the account. We closed the account and reopened a new business account on behalf of Cormorant Point Homeowners Association Inc. While doing so we updated the type of business account to alleviate any future banking fees. I will continue to re-evaluate our operational effectiveness going forward.

On the home front, our neighborhood did experience a hard freeze in the early part of February with multiple evening temperatures dropping down to 22 degrees Fahrenheit causing extensive damage to our picturesque landscape beauty in our community. We are also experiencing an ongoing drought with drought restrictions now extended to July 1. These further compounds the issue.

Jim, of Lawn Masters and I are in constant communication in assessing weather conditions with the best options for our weekly cuts to encourage new growth for our lawns while maintaining an overall weekly appearance from week to week. Lawn Masters asks that homeowners reset irrigation to be completed by 8:00 a.m. If you feel as a homeowner the need to skip a cut on your property, please let them know they will abide by your request. Keep in mind our goal is to provide continued appearance conformity throughout the neighborhood. With your patience and understanding together with your help in removing dead landscaping and replacement will restore our signature scenic appearance throughout our biking and walkable community.

As many of you are aware our roadways are narrow. I would like to share a tip I received from a homeowner regarding when putting out your waste receptacle. Position it two feet from the edge of the roadway. This allows enough room for the sanitation truck to remain on one side of the road when the arm is extended out when emptying the container. By doing so, it will allow oncoming traffic to pass.

We are in the process of reorganizing. Now is a good time to be part of the team. The survival of continued self-governing depends entirely on the volunteer support. I am inviting everyone to be a part in maintaining our ability to be a cost-effective HOA. We have open positions on the board. We also can create subcommittees to oversee other aspects and needs in maintaining our self-governing capabilities. From resident driven financial auditing to problem solving research to protect and enhance our overall quality in Cormorant Point. We have many different backgrounds and talents represented in this community. Your contribution will be greatly appreciated. Self-governing requires all of us to be a part of it to be successful. I urge you to join and be a part of.

All concerns regarding vendors need to be addressed through the President as spokesperson on your behalf.

Vice-President Report.
Vice President is now a signatory agent on our Bank Account. Working closely with President to bring CPHOA up to the new state standards. There is much to be done, but we are aggressively working towards the new standards.

Architectural Report.
A repair to porch screen was approved and complies with CPHOA by-laws.

Treasurer Report.
No Treasurer report was submitted. Former Treasurer Nancy Beatty has submitted her resignation effective February 27, 2026. The President expressed his appreciation to Nancy for her many years of being an officer of the CPHOA. Due to her resignation and coupled with the timing of the financial report prepared by the CPA firm Pella Associates, the financial report was not finalized in time for the February 4,2026 meeting. Discussion ensued regarding going forward and how this can be addressed. The CPA firm will need time at the end of each month to reconcile bank statements and properly prepare financial reports. Suggested possibilities will be presented at the April meeting.

Welcoming.
The CPHOA has 3 new residents in February 2026 Nancy Sherer has visited on so far. Nancy will continue to reach out to the new homeowners to welcome them. There currently are 4 homes up for sale.

Secretary.
Secretary sends out the draft minutes to the Board members for comments/corrections before the draft is sent to homeowners. Not all Board members respond back. Please do so as quickly as possible to ensure we are able to send the draft minutes out to homeowners in a timely fashion.

OLD BUSINESS

A. President has been able to get four people to volunteer to canvas the neighborhood on March 14, 2026 to complete the census to certify CP as a 55 and over Community as required by the state every two years. A motion was made by the Marcia Lee, seconded by Nancy Sherer in favor of screening the neighborhood. President will also have a table set up at the picnic and will have forms to complete.
B. President submitted receipts for expenses he incurred in the total of $58.31. Marcia Lee made a motion, seconded by Nancy Sherer and approved unanimously.
C. President will review with Golf Hammock Website director, Ruthie, how to move forward in attempting to provide a secure portal for homeowners to access to review contracts and association related documents.

NEW BUSINESS

NANCY BEATTY RETIREMENT – Below is the resignation letter presented to the Board by Treasurer, Nancy Beatty.

CORMORANT POINT HOMEOWNERS & BOARD MEMBERS

FEBRUARY 4, 2026

I HAVE GREATLY APPRECIATED THE OPPORTUNITY TO BE ON THE BOARD AS TREASURER SINCE 2008 AND PRESIDENT FOR 4 YEARS.

I HAVE TRIED TO MAINTAIN AND IMPROVE OUR COMMUNITY.

HOWEVER, DUE TO CIRCUMSTANCES I HAVE DECIDED TO RETIRE AS OF FEBRUARY 27, 2026.

THANK YOU FOR THE TRUST AND SUPPORT MOST OF YOU HAVE SHOWN ME. I REMAIN COMMITTED TO THE SUCCESS OF OUR COMMUNITY AND LOOK FORWARD TO CONTRIBUTING IN OTHER WAYS AS A RESIDENT

WARM REGARDS

NANCY BEATTY TREASURER

A. During a meeting with the Bank, our President, Anthony Miller and our Vice President, Mark Walczak it was determined that our current bank account needed to be closed as it was set up for a “For Profit” and it should have been set up for a “Not for Profit”. This was an error on the bank’s part. Therefore, a new account has been opened and because it was the bank’s error, the bank will pay for new checks. In addition, this new type of business account will not incur any bank fees as it has in the past.
B. A motion was made by Mark Walczak and Seconded by Nancy Sherer to add Marcia Lee as a signatory on the bank account. It passed unanimously.
C. Discussion ensued regarding filling the Treasurer position on the Board. Current Secretary, Marcia Lee, submitted her interest in this position. Marcia’s career background is in Accounting and Finance. Both President and Vice President agree with this change. Marcia stated that she is not interested in being both Secretary and Treasurer. Therefore, the motion was tabled until a secretary is found.
D. The Phyllis Klepser family has graciously offered to donate the “Birds in Flight” sculpture. The Sculpture will be placed across the street from Phyllis’ home with a commemorative plaque. Mark Walczak made a motion to accept the donations subject to conditions of securing it. Nancy Sherer seconded the motion. Passed unanimously.

Homeowners Comments and Questions

Homeowner asked WHY do we have to have a CPA firm? It is felt by some that this is an unnecessary expense for the CPHOA to incur. It was explained that to comply with the financial reporting requirement for the new Florida Statute 720, it was a necessary step. First, that the HOA is an incorporated business and registered as such with the State of Florida. The Board recognizes that it should manage this business following established practices for financial reporting. Additionally, CPHOA has been delinquent for over a year in complying with a financial reporting requirement of Florida Statute 720.

Due to the current drought situation South Florida Management District has issued a <u>Modified Phase II Shortage Order.</u> It is as follows:

- **Watering is limited to one day per week restricted to specific days based on address. Hours permitted are 12:01 a.m. – 8 a.m. OR 6 p.m. – 11:59 p.m.**
- **Watering Schedule based on address:**
  - **Address ending in 0-1 – Monday**
  - **Address ending in 2-3 -Tuesday**
  - **Address ending in 4-5 – Wednesday**
  - **Address ending in 6-7 – Thursday**
  - **Address ending in 8-9 or undetermined – Friday**
- **Key Restrictions and Guidelines**
  - **Effective through at least July 1, 2026**
  - **Exceptions – Newly planted landscape may be watered daily for first 30 days and on designated days during days 31-60.**
  - **Hand-watering for plants and shrubs are allowed on any day**
  - **Excessive water use such as run off is prohibited.**
  - **Violations can result in fines.**

Motion to Adjourn

Motion made by Mark Walczak, Seconded by Nancy Sherer. Unanimously approved at 5:34 pm.

Next meeting April 1, 2026 @ 4 pm in the Activity Center

Secretary's comments:

Portions of the meeting were very confusing and disruptive with many comments/questions as well as heated discussions between some attendees towards the Board. Several times voices raised and people were talking over the top of each other. At this juncture no positive action could be taken. There were many questions regarding the Treasurer responsibilities as current Board members in other positions were not familiar with some Treasurer duties. At one point, the Secretary asked the prior Treasurer if she would consider holding off her resignation for 60 days to allow time for a new Treasurer to be appointed and a smooth transition of duties. After giving it some thought, the prior Treasurer stated she was not willing to do this. Therefore, the Board will go forward and work with the CPA firm to ensure proper financial reporting is completed in a timely fashion.