

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – February 7, 2024

The CPHOA monthly meeting was called to order at 4 p.m. by President John Waddell. Board members present; Mark Walczak, V Pres, Lillian Kacheiries, Welcoming, Nancy Beatty, Treasurer, Tony Miller, , Architectural, Mike Tress, Compliance and Marcia Lee, Secretary. Architectural - John Vanhavermeat was absent. The meeting was held in the Activity Center at the Golf Hammock Country Club. There were ten residents present.

The minutes from the January 3, 2024 meeting have been reviewed by all Board members. No changes were necessary. Tony Miller moved to approve the minutes as presented. Mark Walczak seconded. All members approved.

President Report.

President wished to advise residents that he continues to address the Muscovy duck issue. He continues to have difficulty finding a resource to address it, but will keep trying.

There are some driveways in the neighborhood that need power washing to address the built-up mold. Please look at your driveway to see if yours needs to be addressed.

Mark Walczak and John Waddell are reviewing the insurance. They will be going to a different agent to address what can be done to see if a decrease in premium is possible while keeping proper coverage. They will be meeting with the agent that Golf Hammock has their coverage with.

Vice President Report.

There was a discussion as to the ownership of the common areas. Golf Hammock owns the common areas. In 1991 the areas were Quick Deeded to Golf Hammock. The Cormorant Point By-laws were not changed to show the change in the Deed. Also, the perimeter along the back ditch on Sugar Pine Circle is Golf Hammock Property. Golf Hammock pays for the lawn services on all common areas.

Treasurer Report.

Beginning balance Jan 1, 2024	\$64,251.29
Maintenance fees and Estoppel received	\$128,005.00
Expenses	-\$22,821.14
Balance Forward February 1, 2024	\$168,535.15

Welcoming Report

One new homeowner
Modesto and Zoila Gutierrez – 3510 Cormorant Point Dr.

Secretary Report

None

Compliance

Mike Tress noted there was a camper/van set up too long in the driveway. It has been addressed. Also, there was someone fishing on the pond who did not appear to be a CP resident. Mike inquired and he was a Golf Hammock Resident.

Architectural Report.

Tony Miller feels people are more attentive to submitting the proper Architectural Review forms when needed. A reminder that any changes made to the outside of the home requires approval. Tony also commented on the black mold on the driveways is not only unsightly, it could track into the home on shoes and with our residents being older could lead to breathing issues.

Old Business. None

New Business

There is a home on Golf Haven Terrace where the owner has added black brackets to the garage door. There was no Architectural approval. A discussion ensued. It was determined that it is important to have an overall consistency in the neighborhood. Although a homeowner feels the change may look nice, it opens other issues. What one homeowner feels looks nice, might not be agreeable to others. The Bylaws address what is allowed. Please refer to the Bylaws before making any changes.

Also, the paint that is approved for garage doors and homes is ONLY at Sherwin Williams. Sherwin Williams gives at 30% discount to Cormorant Point Homeowners. Lowe's sells Sherwin Williams paint, but it has been tested and the color is not correct.

Eight residents have not paid their maintenance fees. Three on Cormorant Point, Two on Sugar Pine Circle, One on Golf Haven Terrace and One on Waterwood.

Per the By-laws, Retractable sunscreens are not allowed on the front of the house and they must be Tan or Dark Brown in color.

Resident comments.

We have lost another neighbor. Timothy Canon has passed. We extend our condolences to the family.

Reminder that the annual picnic is February 17th. From 12:00 – 2:00 p.m. Our organizer, Karen Sasher, is still in need of volunteers. She needs servers to take a one-hour shift. Also, donations of Unsweet Tea and Lemonade are needed. If you can help, please contact Karen Sasher at 703-437-3733

Also on February 17, 2024 is the Golf Hammock garage sale in the area next to the Church on Hammock Road as it has been in years past.

Discussion followed regarding the services of Sunny South Exterminating (877-708-8569). One homeowner complained that he has never seen them go behind his house, only between the homes. Question - What do they spray for? Insecticides, fertilizer, fungicide, and moles. They do NOT treat Dollar Weed which is rampant in some homeowner's yards. For \$15 Sunny South will treat for weeds, including Dollar weed. Sunny South has not had an increase in fees since 2021. All residents are encouraged to contact Sunny South and ask them to come out and look at the issue they are having.

A homeowner advised that there has been a Facebook page set up for Cormorant Point resident. It is intended to be used to keep neighbors informed of events/activity in the neighborhood. It is NOT for

complaints. The President wants to remind everyone that the Facebook page is not part of the Cormorant Point Homeowner's Association.

A house was broken into and a golf cart was stolen. The house was vacant at the time as the homeowner had passed. If you see something, say something. Either contact the police or Mike Tress or John Waddell.

A homeowner questioned if there is a fee to use the Activity Center. Nancy Beatty said there is no fee if a small group want to use it for cards or games, but if you want to hold a birthday party for example, there would be a fee. Contact Jim Grace at the Golf Course.

Meeting called to adjourn by Pres. Waddell seconded Tony Miller. Meeting adjourned at 4:40 p.m. The next meeting is scheduled for 4: 00 March 6, 2024 at the Activity Center at the Golf Hammock Country Club.

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