

Cormorant Point (CP) Homeowner Association (CPHOA) Meeting Minutes

December 4, 2025

Meeting was called to order at 4:00 p.m. by President John Waddell. Twelve residents were present.

Board members present:

John Waddell-President, Mark Walczak-Vice President, Nancy Beatty-Treasurer, Anthony Miller-Architectural Review, John Vanhavermaat- Architectural Review, Marcia Lee- Secretary. Lillian Kacheiries -Welcoming.

Approval of Meeting Minutes:

Motion made by John Vanhavermaat to approve November 5, 2025 minutes as presented. Mark Walczak seconded the motion. Minutes approved unanimously.

Special Guest – Richard from Sunny South made a presentation regarding the service Sunny South provides to the community. Sunny South provides service six times a year. The service includes fertilizer and pest control. Herbicide for weed control is not included. Homeowners can purchase weed control service for \$15 per application which is also six times a year on alternating months. Homeowners can call the office (863) 382-1850 to sign up for this additional service. Homeowner will be billed separately. If a homeowner is interested in the product used for the treatment, they are welcome to call Richard directly (863-381-1242) and he will provide them with that information.

Richard addressed homeowner's questions. He also stated he does not anticipate an increase to the cost of the service and will provide the Board an up-to-date contract.

President Report

The President reported there have been additional bear happenings in the neighborhood. This time near Waterwood.

President restated that in the October minutes homeowners were advised that when they are submitting a violation to the Board for action, the individual MUST identify themselves. It cannot be done anonymously. Mark received a very curt email from the individual which he forwarded onto the President. President responded to the email on November 23, 2025 thanking the individual for their concern. He advised that all complaints are kept confidential. The complaining party made derogatory remarks about the HOA. President advised the homeowner that the Board are all volunteers and there was an opening on the Board if the individual would like to participate. There has been no response.

Vice President Report.

Mark stated he had been volunteering as violations chair for over a year. Requiring the complaining party to identify themselves provides the source of the complaint as well as credibility. Mark thanked the President for his support.

Mark presented a DRAFT document addressing PROPOSED changes to the by-laws. First topic was making a change to the payment policy and fees. Property owners may also choose to pay their annual assessment fee quarterly by paying 1/4 of the fee on January 1, April 1, July 1, and October 1. Choosing a quarterly payment plan will incur an additional processing fee of \$100, which must be paid with the first installment on January 1.

Any Property owner that is delinquent in paying their annual, bi-annual, or quarterly assessment fee by the 1st of the month is subject to a late charge of \$25.00 which will be assessed twice per month on the 15th and 30th until the fee and accumulated late charges are paid.

Anthony Miller did not agree with the proposed fees. A long discussion ensued regarding this document as well as the efficiency and transparency of the Board. It was determined to close the discussion until a later date. At this time President John Waddell stated that he had intended to resign as Board President after the January 2026 Annual meeting, but instead was submitting his resignation at this time effective immediately and left the meeting.

Mark would like to have it noted that after the resignation, and as the meeting was ending, he would, as the Vice President, step in as Acting President to complete the fiscal year and conduct the annual Membership meeting. After that annual meeting, the Board will formally reorganize the CPHA.

Treasurer Report.

Nancy presented the 2025 revenue and expenditures spreadsheet report with the last entry of the month of October.

- Beginning balance \$108,539.86
- Deposits
 - \$600.00 maintenance fees
- Expenses
 - \$23,841.73
- Ending balance \$85,393.30

Nancy plans to increase the lawn maintenance by Jim Duberly by 1% each year in through 2029. Homeowner fees will remain the same at least through 2026 and 2027. Vice President commented that this cost increase plan should be part of a written contract or work agreement. The written contract or work agreement should be reviewed and approved by the Board.

Nancy will investigate opening a savings account for the rollover funds to be able to earn interest.

A Landscape contract will be provided by the January annual meeting at which time a final budget will be presented. Nancy gave a summary overview of the proposed 2026 budget.

Welcoming Report

Lillian made an at home visit to the following residents. Theodore and Elizabeth Dryczewski at 2926 Sugar Pine Circle. Lillian provided a welcome packet and answered any questions the new residents had regarding the HOA.

Lillian is retiring as the Welcoming Chairwoman in December 2025. Nancy Shere has offered to take over this position when Lillian leaves. Nancy was unable to attend the meeting due to an illness, but she plans to be at the January meeting.

Architectural Review

None

Old Business

None

New Business

None

Homeowner comments

Meeting was adjourned at 5:55 p.m.

The Annual Meeting will be held at 4:00 on January 7, 2026 with the regular monthly meeting to immediately following at the Golf Hammock Activity Center. We encourage all homeowners to attend.