

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes

November 6, 2024

The CPHOA monthly meeting was called to order at 4p.m. by President John Waddell. Eleven residents were in attendance.

Board members present; John Waddell, President, Mark Walczak V. Pres., Nancy Beatty, Treasurer, Mike Tress, Compliance, Lillian Kacheiries, Welcoming, Marcia Lee, Secretary. John Vanhavenmaat and Tony Miller were absent.

John Waddell read the 10/02/24 meeting minutes. A motion was made and seconded to approve the 10/02/24 minutes with a correction that in the Vice President's report the word 'police' needs to be corrected to 'sheriff'. All approved.

President Report.

An update on the status of hurricane debris pickup. John followed up on Monday. There was no given date. It was noticed that there was some debris pickup started on Hammock Rd.

Vice President Report.

Nothing to report

Treasurer Report.

Month of October

Balance forward \$98,228.67
Maintenance fees received \$20,830.00
Estoppel fees received \$50.00
Expenses paid \$15,445.00 (lawn maintenance)
Balance Forward \$103,663.67

Welcoming Report.- There are three new neighbors.

Carlos Alicea – 3016 Sugar Pine Circle
Daniel Parsons – 3603 Cormorant Point Drive
Ana Marte & Raynier Rivera – 3004 Sugar Pine Circle

Secretary Report.- None

Compliance Report. – Mike Tress

- Ongoing issue with dogs without leases.
- There was a home that was left overgrown. It has been handled

- Palm Fronds behind house that borders Hammock Rd that was brought up at the last meeting still has not been cleaned up. He will address

Architectural Report.

Marcia Lee submitted an architectural review form from a neighbor to put up a flag pole. As Tony Miller was not at the meeting, Mike Tress will forward onto Tony for review.

Old Business

President expressed his desire to have 'street captains' who could help to distribute information. Information can be distributed via email, (not all homeowners have email) We would need 10 captains and the President is seeking someone to volunteer as "Lead Street Captain to organize and oversee this.

After discussion it was decided that an option would be to hand deliver to those homeowners who do not have email. Anthony Rosalia (AJ) offered to do this when needed. Marcia Lee made a motion to have homeowner Anthony Rosalia hand deliver important documents to those homeowners who do not have email. Mike Tress seconded. All approved.

We will be able to use the Activity Center for the December meeting, but our lease is not being renewed as of January 2025. Location of future meetings will be addressed.

A reminder to all Board members that they must take the 4-hour certification course as soon as possible. It is a new state requirement. In addition, Board members need to give Nancy Beatty a copy of their driver's license.

New Business.

2025 Budget review. Lawn Masters and Sunny South have both raised their rates, but homeowners will not see a higher maintenance fee as the increase will be absorbed by our cash reserves. Mike Tress made a motion, seconded by Mark Walczak to approve the budget as presented. All approved.

Nancy Beatty gave a review of the history of lawn maintenance costs with Lawn Masters and Sunny South since 2009. If a homeowner is interested in reviewing the history, they may contact Nancy and she will be happy to provide them with a copy for review.

Sunny South fertilizes and treats for certain lawn bugs bi-monthly. If a homeowner is interested in weed control, Sunny South will provide this service for an additional \$15 fee. Also, homeowners are welcome to hire an additional company to do the fertilizing, weed control and pest control for their yard. The Homeowner would still be required to pay for this on their own in addition to the Sunny South fees that are included in the

monthly maintenance fee. It is in our covenants to have these services provided by the Association.

It was suggested that Sunny South come to a meeting to offer a detailed explanation of the services provided.

Homeowner's comments / questions.

The issue of the drainage on Cormorant Point Drive is being addressed. It can not be finalized until after storm debris is picked up.

Next meeting will be on December 4, 2024 at 4:00 at the Activity Center.

The January meeting is scheduled to be on New Year's Day – January 1, 2025. President proposed the meeting be changed from Jan 1, 2025 to Jan 8, 2025. All approved.

The meeting adjourned at 4:50.