

Cormorant Point Homeowner Association (CPHOA) ANNUAL Meeting Minutes – January 3, 2024

The CPHOA monthly meeting was called to order at 4:31 p.m. by President John Waddell. Board members present; Mark Walczak, V Pres, Lillian Kacheiries, Welcoming, Nancy Beatty, Treasurer, Tony Miller, Architectural, John Vanhavermeat, Architectural, Mike Tress, Compliance and Marcia Lee, Secretary. The meeting was held in the Activity Center at the Golf Hammock Country Club. There were sixteen residents present.

The minutes from January 4, 2023 ANNUAL meeting have been reviewed by all Board members. No changes were necessary. Tony Miller moved to approve the minutes as presented. John Vanhavermeat seconded. All members approved.

President Report.

President feels we got through the year well. We had 13 new homeowners which represents an approximate 6% turnover – which is significant. The President feels the primary reason we have such a good turnover rate is because the neighborhood is well kept, quiet and a good place to live.

Vice President Report.

Mark has been in the position for a year now and sees his main function is to assist the President. Issues he has assisted with is insurance, helped with the duck issue and distribution, etc.

Treasurer Report

Estoppel received - \$250

Maintenance fees received- \$236,043.25

TOTAL INCOME RECEIVED - \$236,293.25

Expenses - \$236,043.25

OVERAGE \$600 (Estoppel fees and one homeowner did not pay 4th quarter 2022 until 2023)

We are doing a good job keeping our fees reasonable. Sunny South has not had an increase in a few years – Treasurer anticipates one will be forthcoming. Lawn maintenance got a rate increase 2 years ago due to the increase in fuel prices. What we pay for lawn maintenance and common area maintenance is VERY reasonable – cheapest around. Treasurer invited anyone who would like to shop around for better pricing to go ahead.

Welcoming Report

Lillian discussed the turnover in 2023. Her records show 15 homes.

Secretary Report

Secretary advised homeowners that before the minutes could be distributed, they need to be reviewed by the Board members for any corrections or changes. This can sometimes take extra time. Secretary's goal is to get the minutes out as quickly and accurately as possible. Secretary thanked Tony Miller for taking the minutes for her in her occasional absences.

Compliance

Mike Tress said there was nothing as he just got back into town.

Architectural Report.

Tony Miller provided a statement. Architectural committee saw an increase in 2023. Tony expects to see this trend continue in 2024 as homes get older and require maintenance and the continued influx of new residents seeking to make improvements. Tony will continue to work in conjunction with board members in upholding and complying with the Cormorant Point bylaws in maintaining and protecting our investment and home values in our community.

Old Business. None

New Business

The lots behind the canal lots will need to be addressed. The lots behind the canal have seen an increase in sales and construction.

Mike Hessel asked the Board to consider a \$100 or \$200 donation towards the concrete slab in the common area park. Tony Miller motioned to donate \$100 with a 2nd from Nancy Beatty. All approved. Mike said if anyone would like to make a personal donation, to please contact Mike Tress.

Nancy Beatty advised everyone to subscribe to "Shout Outs" GHOA website. It is a good way to stay informed on upcoming events and concerns in the community. BOTH Cormorant Point and Golf Hammock residents. Website is GHOAonline.com

President wishes to thank the Board Members for their service to the community. The continuity is a plus.

Meeting called to adjourn by John Vanhavermeat, seconded by Tony Miller. All approved. Meeting adjourned at 4:55 p.m.