

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – January 5, 2022

The CPHOA meeting was called to order at 4:15 by President, Nancy Beatty. This meeting immediately followed the Annual Meeting. Board members present were: Nancy Beatty, Pres., John Waddell, V. Pres, Lillian Kachelries, Welcoming, Mike Hessel, Compliance, John VanHavermeat and Tony Miller, Architectural and Marcia Lee, Secretary. There were 19 members present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

Ms. Beatty read the minutes from the December 1, 2021 meeting. Motion to approve the minutes was made and seconded. Ms. Beatty welcomed new Secretary, Marcia Lee.

President's report

Garage Sale – Feb. 19, 2022. Judy Trier is taking the lead on this. If you have any questions or to reserve a spot, please contact her at 260-242-0612. The rent for the space is \$10. A homeowner stated a concern for the ability of elderly to participate in the garage sale and questioned why we could not have a neighborhood garage sale. Ms. Beatty advised that it is not allowed in the by-laws. If there is someone who needs help, please reach out as we are sure Mike Hessel or other would help.

There has been a concern expressed regarding early morning and late evening walkers that were not using a flashlight or reflective outerwear. Please be sure to make yourself visible. Also, we are not supposed to have trailers from contractors left over night, but if that happens, please be sure to put cones around it so it is visible. Recently, we have had a trailer left in the road overnight with no markings and it has almost caused an accident.

Also, a reminder that RV's are limited to 24 hours in your driveway. If you are leaving or returning and need more time to prepare, please contact Ms. Beatty and she will allow it. It is NOT allowed to have anyone stay in the RV overnight. If you see someone doing this, please call Ms. Beatty or Mike Hessel.

Ms. Beatty reviewed the current cash situation which was a review of the budget presented in the annual meeting. See Annual Meeting minutes for the detail.

Ms. Beatty read a card from the Lawn Maintenance company thanking the CPHOA for the bonus and wishing everyone a Merry Christmas and Happy New Year.

Vice President Report – None

Welcome – There are five new residents: Cynthia Schumacher, Thomas and Martha Sweeny, Mark and Pamela Morrell, Dan and Jeannie Morey and Doug and Sharon Hopkins. There were 27 new residents in 2021.

Compliance

REMINDERS: Please do not place junk out on junk week prior to Tuesday night. Also please refrain from walking between houses to take a short cut to Par Road or Hammock drive regardless if you know the people or have what you believe to be permission. When others see you cutting through then they will think it's okay. We want to have total respect for people's privacy and property.

Also, if you are walking your dogs while it's dark, please take a flash light so that you can see any doggy deposits to pick them up. This has been an issue primarily on Waterwood. We have addressed RVs parking on the lawn and driving cars on other people's lawns. A trailer that was parked on the road last night was moved over to overflow parking because there were no lights on it. Painting is being addressed... rather than send out letters Mike is going to call and speak to them. The issue with a landscaping problem has been addressed... no name given.

Architectural - A request has been submitted for approval on a whole house generator on Waterwood. John has looked over the plans and sees not issues with it and hopes to get all the necessary signatures at the meeting today.

Insurance - Tony Miller gave an overview of the insurances the CPHOA has. 1) covers Cormorant Point Homeowners Association against a joint liability claim with master association, Golf Hammock. 2) covers general liabilities made against Cormorant Point Association such as a claim made directly at Cormorant Point due to an injury on common grounds. 3) covers liability claims made against Board members of Cormorant Point Association.

Comments from Members:

A homeowner expressed his feelings regarding an issue with how a recent situation was handled by the Board. There was a long discussion regarding the laws pertaining to the use of a porta potty on a property when construction is being done. The Homeowner is not in agreement with how the Board handled it. He feels the CPHOA has no authority over the issue of having a porta potty on site. He stated the law is designated by the County, the State and Osha, not the CPHOA and this law indicates that if there are 1-15 workers on site, a porta potty is required. After much discussion, it was decided to have our attorney review this issue and advise.

A picnic is planned for March 5, 2022. Karen Sasher 703-437-3733 has taken the lead on the picnic for several years. She is happy to do it again this year and is looking for volunteers to help her. She is hoping that one of the volunteers will take over as the lead next year and she will be happy to assist. The picnic in the past has been a huge success with over 100 people attending and we look forward to another enjoyable time this year. Taylor rental provides the tables and chairs... delivers, sets up and takes down. Please contact Karen with your offer to help.

New residents Dan and Jeannie Morey from 2922 Summertree Drive introduced themselves and were welcomed into the community.

The next meeting will be February 2, 2022.

Motion made, seconded and approved to adjourn the Annual meeting at 4:55.