

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

May 7, 2025

Meeting was called to order at 4 pm by President John Waddell. One resident was present. Board Members Present: John Waddell - President, Mark Walczak – Vice President, , Lillian Kacheiries -Welcoming, , Anthony Miller – Architectural Review and Marcia Lee – Secretary. Nancy Beatty - Treasurer and John Vanhavermaat were absent. A quorum was met.

Approval of Meeting Minutes:

Motion made by Anthony Miller to approve April 2, 2025 minutes as presented. Mark Walczak seconded the motion. Minutes approved unanimously.

President Report.

President John Waddell advised he received a text to both Golf Hammock and CP that an alligator was seen on Par Rd near the CP exit going towards the pond. It was approximately 3.5 feet long.

Vice President Report.

Mark Walczak cleaned up debris and garbage from around the pipes leading into the pond on Waterwood. Because the water is low, he raked up 6 bags of debris – paper, water bottles and vegetation.

Treasurer Report. None presented as Treasurer was absent.

Welcoming Report. Welcome to our new neighbors: Connie Meyer and Brett Vohs 3809 Golf Haven Terrace, Albert and Ana Perez 3001 Sugar Pine Circle, and Carolyn Riffle 3214 Waterwood Dr.

Secretary Report. None

Compliance Report

Mark Walczak, VP reports that he addressed the following compliance issues: A home on Waterwood had been empty for a period of time due to a death of the resident. Mark reached out to the family and advised that the landscaping was overgrown and the home needed painting. The family has addressed both issues.

There were For Sale signs not in compliance that were addressed and corrected.

The damage done to the property from the hog has been smoothed and raked. New sod is needed. It was to be done within 30 days which will be next week. Mark will follow up.

A home on Waterwood had window replacement and the framing inside the window is white which is noticeable from the outside. It has been fixed.

Architectural Report.

Several architectural review requests were submitted. One was redirected to Golf Hammock Board as it is a road and drainage issue. Another architectural request for resurfacing and repainting a driveway was done in compliance.

Old Business

Anthony Miller reported on his investigation of driveway color schemes, and proposed that Members wishing to paint their driveway should follow a (1) Brown, (2) Beige, or (3) Rust color theme, consistent with the architectural colors of the Community. A motion to this effect was made and approved by the Board.

Mark Walczak mentioned that this driveway color directive, as well as the new name for the approved roofing shingle should be formalized by having the Bylaws amended. Action the Board might take to address compliance or violations will be difficult if the Bylaws have not been updated.

John Waddell advised that along with the Golf Hammock Board the State compliance issues are being addressed. It will take some time. Secretary asked if there was a deadline to be compliant and the guidelines are already in place and the Boards will be addressing them as soon as possible. Some of the by laws will need to be addressed and there was some discussion as to the procedure for getting electronic copies of the documents to facilitate the changes. The President will speak with Nancy Beatty to see if she is aware of an electronic version.

New Business

How will the change for the shingles to Rustic Redwood and the driveway color schemes be communicated to new homeowners? Lillian advised that she has made pen/ink changes to the by-laws that is being given to new homeowners.

Homeowner's comments / questions.

Next CPHOA Board meeting is September 3, 2025 @ 4 pm at the Activity Center.

Motion made to adjourn the meeting made by Anthony Miller and Lillian Kacheiries seconded. Approved unanimously.

Meeting concluded at 4:20 p.m.

