

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – April 6, 2022

The CPHOA meeting was called to order at 3.55 by Vice President, John Waddell. Mr. Waddell opened the meeting acknowledging a quorum was not present for any item to be voted on. Meeting proceeded as an informative discussion on various concerns.

Board members present were: John Waddell, V. Pres, Lillian Kachelries, Welcoming, Mike Hessel, Compliance, Tony Miller, Architectural. Nancy Beatty, Pres. and Marcia Lee, Secretary were excused absences. Tony Miller would be taking the minutes in Marcia's absence. There were 6 members present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

Minutes of last meeting overview was given by Tony Miller

Update on financials given by John Waddell

Announcement of two additional new residents in our community by Lillian Kacheiries.

Community Harmony report was provided by Mike Hassell. A reminder to everyone that we are in the South Florida Water Management District. Watering is restricted to 2 times per week. **Odd numbered homes on Wednesday and Saturday and even numbered homes on Thursday and Sunday. Watering times no later than 10:00 a.m. no earlier than 4:00 p.m.**

A friendly reminder to pet owners to pick up after your pets including in your own yards. This should be done right away so there is no accumulation or missing anything later.

Recently two more letters for house painting and or repairs have been sent out. Mike is working on two more letters. It is not a task he enjoys and he asks for the home owner's help. Please take a few minutes and walk around your home and access the exterior and garage doors. It is easy to become complacent as the changes occur over time. With the rainy season coming, now is the time to address these issues before they become costly repairs.

If there are circumstances that prevent or delay homeowners from addressing any issues, please feel free to contact Mike to discuss. Tele: 605-376-8425 or email: mikeorirens@gmail.com.

Mr. Waddell thanked the residents that attended and opened the meeting to the residents for comments and concerns.

Feedback included thanking and acknowledging the picnic leader and volunteers for a wonderful neighborhood picnic.

Information was shared regarding homeowner's insurance policies. Let your insurance company know that Cormorant Point homes possibly were constructed with reinforced roof rafters and roofing joists. It was suggested to contact your insurance company for possible policy savings as a result of the roof reinforcements.

Note from Nancy Beatty, President. Please be advised that a new roof requires an architectural form completed to include the color of the roof (as provided in the by-laws) and the roofing company.

