

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes

January 8, 2025

Meeting was called to order at 4 pm by President John Waddell.

7 residents were present. Board Members Present: John Waddell - President, Mark Walczak – Vice President, Nancy Beatty - Treasurer, Lillian Kacheiries -Welcoming, John Vanhavermaat, Anthony Miller – Architectural Review and Marcia Lee – Secretary.

Approval of Meeting Minutes:

Motion made by Anthony Miller to approve December 4 ,2024 minutes. Nancy Beatty seconded the motion. Approved unanimously.

President Report.

John Waddell and Nancy Beatty completed the BOI report on 12/31/24.

Vice President Report.

No activity to report.

Treasurer Report.

Month of December

Balance forward \$85,645.67

Maintenance fees received \$18,900.00

Estoppel fees received \$0.00

Expenses paid: \$16,570.00

Balance Forward \$87,975.67

Nancy also read a card received from Lawn Masters thanking the CPHOA for the Christmas bonus. Nancy advised that both Lawn Masters and Sunny South would receive a cost-of-living increase in 2025.

Welcoming Report.

The CPHA welcomed Migdalia Burgos at 3908 Cormorant Point Dr., Richard Marshall at 3713 Cormorant Point Dr., Carin Bralts and Matthew Meyer at 2908 Sugar Pine Circle, and Mike and Terri Maynard at 3220 Waterwood Dr.

Secretary Report. None

Compliance Report

Mark Walczak, VP has taken over the additional responsibility of Compliance Issues. Mark reports that he addressed one complaint regarding the direction of lights on a home.

Architectural Report.

Anthony Miller expressed the need for a paper trail and an established process to handle Architectural reviews. The instructions for this process are on the Golf Hammock Owner's Association website along with the forms to be submitted.

In response to a question in the meeting about how to handle Compliance Reporting, Anthony's recommendation is as follows:

Filling out a complaint form from the GHOA website should be followed up with best practice record keeping in documenting actions taken and resolution achieved with a submitted homeowner's complaint. These practices protect any liability associated with CPHOA bylaws and upholding Florida State law.

Lastly, I would ask going forward to use my legal name Anthony Miller in the minutes and website publication to comply with D.B.P.R. stipulations.

One Architectural review was approved for roof replacement, one for a small cement slab for placement of a generator and one for a flag pole.

Old Business

One Board member did not receive the correct address to complete the required on-line certification for Homeowner's Association Board members. He has received it now and will complete it and advise.

New Business

Effective 1/1/2025 there is new Florida State Homeowner's legislation regarding rules governing HOA's and Condo Associations. Cormorant Point is only required to address the HOA requirements, not Condo. Some of this state legislation supersedes the current by-laws of the community. In addition, there are guidelines on financial reporting requirements. Discussion ensued regarding ideas on how to address the legislation. The President will review the legislation and determine a course of action.

Homeowner's comments / questions.

Karen Sasher addressed the Board regarding the annual neighborhood picnic. Date is set for Saturday, March 1, 2025. Karen advised she would chair the 2025 picnic, but a new chairperson needs to be determined for 2026. Motion was made by Tony Miller and seconded by John Vandermaat to approve the Annual Neighborhood Picnic with a Not to exceed budget of \$1,500.

All residents are invited to an upcoming "Music in the Park" event to take place at the Cormorant Point Park on Saturday February 9 ,2025 during the time of 1:00 p.m. and 3:00 p.m. Bring a lawn chair and relax.

ANNUAL NEIGHBORHOOD PICNIC IS SATURDAY, MARCH 1, 2025 AT 11:30 A.M. VOLUNTEERS ARE NEEDED. PLEASE CONTACT KAREN AT 3001 Sugarpine Circle (703-203-2500). We will also enjoy “Music in the Park” on that day as well.

Homeowner asked where they could purchase a new plastic globe? – Amazon. Also, a reminder that the colors on the homes in Cormorant Point are listed in the by-laws. The only source is Sherwin Williams and they give a 30% discount. Also listed are the two options for roof shingles.

Reminder that quarterly maintenance fees are paid quarterly (\$300) or annually (\$1,200). If paid quarterly they are due, 1/1, 4/1, 7/1 and 10/1. The Treasurer has advised that she will extend the grace period for payment. After the **24th** of THIS MONTH, there will be a \$25 late fee charged.

Next CPHA Board meeting is February 5, 2025 @ 4 pm at the Activity Center.

Motion made to adjourn the meeting made by Anthony Miller, second by John Vanhavermaat. Approved unanimously.

Meeting concluded at 4:51 p.m.