

Cormorant Point Homeowners Association (CPHOA) Meeting Minutes
February 4,2026

The meeting was called to order at 4 pm by President Anthony Miller. 21 residents were present. Board Members Present: Anthony Miller-President, Mark Walczak,-Vice President,Nancy Beatty-Treasurer,John Vanhavermaat-Architectural,Nancy Scherer-Welcoming. Absent Marcia Lee-Secretary

Minutes taken by Joanie Tress.

Approval of Meeting Minutes:

Approval of January 7,2026 Meeting Minutes. Motion made by John Vanhavermaat, seconded by Mark Walczak. Approved unanimously.

President Report.

We have secured agreements with Lawn Masters, Sunny South, Pella CPA, Nash Law Firm for 2026, We have a renewal coming up for our Association Insurance in May 2026.

Upcoming Events, Music in the Park. This Saturday February 7th, Golf Hammock Community Yard Sale February 21, 8 am. Sebring Christian Church.

Cormorant Point Community Picnic March 7th. Teresa Rodd will be coordinating the picnic and is seeking helpers to make it a successful event. To volunteer email tdrodd2006@gmail.com.

Numerous complaints regarding car and truck,delivery drivers over the speed limit on Cormorant Point Drive and in general throughout the neighborhood during the daytime and nighttime when visibility is significantly reduced. This is compromising the safety of pedestrians, cyclists and golf carts on our roadways. This will be on the March Agenda to discuss action plans to restore road safety in our neighborhood.

If you have contractor work done at your home make, sure they are not tracking mud, track-out marks, debris etc. on our roadways. It reduces the aesthetics and poses a road traction hazard on our neighborhood streets. We are interested in keeping our streets in good condition keeps our streets in good condition This is the homeowner's responsibility in letting your contractors be made aware of.

We express our heartfelt condolences to the Mark Klepser family in the passing of their Dear Mother Phyllis Klepser, Her passion for arts and crafts will be dearly missed.

Vice-President Report.

Compliance with regards to speeding in the neighborhood from cars, golf carts,etc. Addressing landscaping issues. Is prepared to discuss Pella CPA financial reports in today's agenda. And trying to keep up with Tony!

Architectural Report.

Approving a home remodel project.

Provided disposal information for Household Hazardous waste.

6000 Skipper Road, Sebring between the hours of 8 am- 4 pm.

Paint,Oil,Gas,Diesel,Antifreeze,Batteries,Electronic,Chemicals. Limited disposal per visit.

Information posted on Facebook Cormorant Point Neighbours Call ahead for further details @833-402-7786.

Treasurer Report.

Ending Balance Jan 2026 74,215.99

February Income

Estoppel \$0.00

Maint.Fees \$154,210.00

Total \$228,425.99

Expenses

Lawn \$16,000.00

Sunny South \$7,598.00

Pella \$600.00

FL. Dept \$61.25

Printing \$19.34

Bank \$44.00

return ck \$325.00

Total \$24,647.59

Balance Forward Feb 2026 \$203,778.40

Provided clarification regarding CPHOA 2026 assessment invoice. In reference to quarterly payments, they remain due by the 15th of the month for April, July, and Oct. January is the only month that is due by the 30th without penalty. Any late payments are assessed with a \$25.00 late fee.

Welcoming.

The CPHOA welcomed 8 new residents since the fall of 2025. There currently are 5 homes up for sale. Concern was raised regarding Real Estate agents posting incorrect assessment fees in their listing.

OLD BUSINESS

A. It was voted unanimously to receive and file 2026 current Lawn Masters, Sunny South, Pella CPA, Nash Law Firm agreements with association. Motion by Mark Walczak, seconded by John Vanhavermaat. At some point they will be made available to the residents in a secured portal on CPHOA website.

B. CPHOA needs to complete a neighborhood census to self-recertify as a 55+ community. This is required every 2 years. We are past due in completing. We currently have 2 out of 3 requirements in place. It is in our best interest and community's benefit in maintaining our adult living lifestyle neighborhood status. We are seeking volunteers and working to schedule dates to collect the required information and confirm our contact database. Please call or text Tony if you can help 734-729-9171.

C. A situation regarding our HOPA compliance form 38 raised several other issues that needed to be addressed. It is the Boards responsibility to formally designate an authorized signatory on behalf of the corporation. Also to designate a back-up authorized signatory in case of incapacitated ability of one to perform all or any of the duties of the association. Motion made by Mark Walczak, seconded by Nancy Scherer in a resolution to designate President and Treasurer as authorized signatory agents in case of incapacitated ability of one to perform all or any of the duties of the association. The resolution was approved unanimously.

NEW BUSINESS

A. Mark Walczak led the board into a review discussion of the financial reports from Pella CPA. Budget, Income, Balance sheet, Transactions, Account Records. 11 residents past due. A new invoice will be sent out with a late fee included. Mark added that these financial reports, compiled by our accounting firm, should serve as the preferred measure of the Association's monthly financial performance, replacing the informal notes and records used in the Treasurer's Report.

B. Anthony Miller led the discussion on Florida Statue 720.303 requirements. The Golf Hammock and Cormorant Point websites are not independent. This affects our ability to comply with state law and not impede our residents right to view confidential information associated with the owner's land parcel. Action Plans of possible options were provided, Website providers, etc are for now being tabled as plan B. Anthony Miller spoke recently with Golf Hammock Web Designer, Ruthie O'Neil after reviewing the statue requirements to see if we would be able to build into the current website a secured private portal and residential directory. There is some monetary cost depending on the software needed. Mark noted that it might be considered "best practice" to develop a written set of specifications for the desired outcome of our website.

C. Anthony Miller asked the board and the residents feedback on usability, content, and access, Specific action related suggestions can be relayed to Ruthie to determine feasibility. Our primary goal remains in having our website in state law compliance. Please send your suggestions to tony48184@yahoo.com

Homeowners Comments and Questions

All inquiries were addressed. Primary responses included but not limited to *as follows*.

Waste receptacles need to remain stored out of street view or behind an approved enclosure to maintain the aesthetics of the neighborhood. Will be reviewed and enforced.

When submitting a complaint form. They cannot be submitted anonymously. Anthony Miller reassured ZERO tolerance upholding the confidentiality in submitting a form.

The issue was raised regarding trespassing on private property with people fishing around our Cormorant Point lakes and ponds. The board will be looking into options to uphold residents' privacy.

Motion to Adjourn

Motion made by Mark Walczak, Seconded by John Vanhavermaat. Unanimously approved at 5:22 pm.

Next meeting March 4, 2026 @4 pm