

Cormorant Point Homeowner Association (CPHOA) Annual Meeting Minutes – February 1, 2023

The CPHOA Annual meeting was called to order at 4:00 by President, John Waddell. Board members present were: Lillian Kachelries, Welcoming, Tony Miller, Architectural, John Vanhavermeat, Architectural, Mike Hessel, Compliance. Mark Walczak, V. Pres., and Marcia Lee, Secretary were absent. There were 8 Homeowners present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

Tony Miller filled in for Secretary, Marcia Lee. Reading and approval of the 1/4/23 meeting minutes.

President's Report –

Thanked Board members Mike, Mark and Tony for volunteering to deliver information sheet to residents' home regarding Golf Hammock GHOA Annual Meeting.

Recent fungus and weed issues in lawns can be addressed through Sunny South service@ 863-382-1850. Lawn service treatment addresses fertilizing and insecticide only.

Golf Hammock restaurant is temporarily closed. Individual who runs the kitchen is recovering from surgery.

New carpeting will be installed in the GHOA center on 2/3/2023.

Resident suggestion regarding establishing a newsletter for Cormorant Point. Cost factor, liability for Association, content, were some of the concerns that were expressed. No decision has been made. Currently information regarding Association is available On the GHOA website, nextdoor.com and community board.

Current Cormorant Point by-law X2B paragraph requested to be removed. By law requires color compliance of hurricane shutters of former model home (lot 50B) to conform with color compliance by new homeowner after sale purchase of home. A 6 / 0 vote was taken by board members to remove X2B from bylaws. Necessary steps will be taken with Cormorant Point representative Attorney to remove bylaw in a timely manner.

Waterwood Drive temporary metal plate on roadway will be replaced by end of February 2023.

Vice President's Report – None

Treasurer's Report – Report submitted as follows by Treasurer after the meeting and sent to Secretary to include in the minutes:

maintenance fees collected \$118,890.00

expenses \$23,051.00

Balance forward \$160,366.30

Nancy reiterated \$25 late fees on lawn services will be enforced on payments not received by due date. Nancy has indicated she will be resigning as Treasurer in the foreseeable future - within the next two years. The C.P. board is reaching out to community for qualified volunteer to fill the position.

Compliance Report - Asking residents to review property responsibility regarding landscape and needed tree trimming maintenance. Dead branches need to be trimmed off trees. Dead leaves and branches do attract unwanted insects.

Welcoming Committee Report - Please welcome new residents to the community, Tom and Brenda Bolt on Waterwood Drive.

Architectural Committee Report – John and Tony have indicated various architectural/landscape requests have been processed ranging from new roofs, backup generators, windows, painting, and landscaping.

They also thanked the residents in submitting their requests for approval in compliance with Cormorant Point restricted deed bylaws.

If not sure an architectural/landscape form is needed for a home project, please do not hesitate to reach out to a board member regarding necessary form requests needed.

Miscellaneous

The passing of resident Albert George to be included in the board meeting minutes of his passing this past July 2022.

Also resident Vern Hamilton on Summertree has passed away. Condolences to Margaret and family.

Resident concern regarding lake levels and storm water flow in community.

Resident discussion regarding recycle program and proper use of receptacles and scheduled pickups.

Steve Fox will lead in organizing our community annual picnic. February 18th is the targeted date. Discussion included budget, picnic preparations and needed volunteers.

Resident Karen Sasher, previous coordinator of last year's picnic, will be assisting in organizing event. Please contact one of the board members to volunteer.

Reminder of an upcoming Cormorant Point Park performance event with special guest Mike Hessel scheduled for Saturday March 4th between 2:00 and 4:00 p.m. weather permitting.

President made motion to adjourn meeting @5:10pm. Second by board member John Van Havermeat. Vote to adjourn 6/0 passed.

Next meeting is March 1, 2023 at 4:00 p.m.