

Cormorant Point Homeowner Association (CPHOA) Annual Meeting Minutes – April 2026

The CPHOA monthly meeting was called to order at 4 p.m. by President Anthony Miller. Board members present: Mark Walczak, V. Pres., Marcia Lee, Secretary, Nancy Scherer, Welcoming, John Vanhavermeat, Architectural The meeting was held in the Activity Center at the Golf Hammock Country Club, and 18 residents were in attendance.

President asked if there were any changes to the draft March 2026 meeting minutes. There were none. Mark Walczak made a motion to approve the minutes, Seconded by John Vanhavermeat, all approved.

President's Report

OLD BUSINESS

President gave an update on the status of the 55+ community survey. Much was accomplished at the picnic. We have approximately one-third of the resident responses. President continues to work on this.

President will be meeting with Golf Hammock website administrator to address secure portal access for CPHOA member access.

There was a discussion regarding street safety in CP. There is a lot of activity on the roads in the community with no speed limit signs. Discussion led to what an acceptable speed would be and whether we can default to state statute guidelines. Further research is needed.

NEW BUSINESS

President submitted operational invoices and Picnic vendor invoices for reimbursement. President has already paid the invoices. They are as follows:

- a. Three faxed Estoppels \$14.54 A. Miller
- b. Picnic ice \$15.03 A. Miller c.
Oscars (picnic food) \$537.37
- d. Taylor rental (picnic tables and chairs) \$621.15
- e. 2 gift cards @(\$20.00) \$40.00 Theresa Rodd
- f. Sunbiz update fee \$61.25 Mark Walzak
- g. Office Supplies \$17.72 A. Miller

Motion was made by John Vanhavermeat and seconded by Mark Walczak to approve Ana Marta, 3004 Sugarpine Circle, as Secretary effective immediately. Motion passed.

Motion was made by John Vanhavermeat and seconded by Nancy Scherer to approve Marcia Lee, current Secretary, to Treasurer effective immediately. Motion passed.

A motion was made by Marcia Lee and seconded by Mark Walczak to raise Estoppel fees from \$25 to \$50 effective June 1, 2026. Motion was passed.

Vice President stated there seems to be a discrepancy between the \$25 late fee policy currently being used and the CPHOA covenants that state an 18% annual late fee. In the Covenants, Section V.4.(f), it states that for an Owner delinquent with an assessment or installment the Owner will be liable for interest on the dollar amount at the rate of 18% per annum. In the Addendum to Bylaws, Section IX.5, a late charge of \$25 will be assessed every month on those

payments still due after the 15th of the month and each subsequent month. President Miller will follow up with our Attorney regarding this conflicting language in our Governing documents.

President asked for a motion to set up a CD account for the reserve funds to earn interest. Discussion ensued regarding the amount to put in the account, the differences between CD's and Money Market accounts and which would better serve the CPHOA. Motion was tabled for further research.

A motion was made by John Vanhavermeat and seconded by Nancy Scherer to move the monthly meeting to 5:00 on the **2nd** Wednesday of the month to better accommodate receiving up to date financial reports from CPA. This will be effective in September 2026 after the summer break. Motion was approved.

Marcia Lee presented a motion to distribute a contractor listing of services and contact information provided by resident, Bob Henderson. The contractor listing is not endorsed by the CPHOA and the CPHOA makes no recommendation of any business on the list. After discussion, there was concern of the liability to the CPHOA if a resident uses that list, has an issue with the contractor, and then would possibly sue to CPHOA. Therefore, the motion was not approved.

A motion was made by John Vanhavermeat and seconded by Marcia Lee to hold a workshop session on April 13, 2026 at 5:00. Motion passed. Homeowners are welcome to come to observe.

Vice President's Report

Vice President also serves as Compliance Officer. Below is Compliance report.

1. Sugarpine Drive Parking Violation - Member had multiple visitors over a recent weekend and some were parking vehicles in unapproved locations. A written letter was issued on Sunday, and the non-compliant parked vehicles were removed by Monday morning.
2. Sugarpine Drive Non-compliant 'For Sale' Sign - Realtor has been notified and a compliant version of the 'For Sale' sign has been ordered.
3. Sugarpine Drive Landscape Maintenance - A cluster of palm trees in the backyard of the property, that display prominently on Hammock Road, are overgrown and in need of trimming and ground cleanup. Member has been slow to respond to multiple informal requests to comply with Bylaws addressing landscape maintenance. Formal written violation letter will be issued.
4. Waterwood Drive Parking Violation - An anonymous complaint note and discussion on this issue at the March Board meeting led to an investigation of a pickup truck parked routinely in the driveway on Waterwood. The pickup is a Ford F-350 which exceeds the 3/4 ton size limit for pickups as specified in the Addendum to Bylaws, Section XII Parking. The investigation found that Florida Statute 720.3075 prohibits homeowner associations from specifying size and weight limitations on pickup trucks used as a personal vehicle or a personal work vehicle. The state statute prevails here and our Bylaws need to be revised on this issue.
5. Cormorant Point Drive Bulkhead on Lake Judy - Received a complaint that a property on Cormorant Point Drive that borders Lake Judy has a bulkhead in poor condition that needs to be repaired or removed. Initial investigation found that there is no specific direction given in the Bylaws that address this item, and the bulkhead appears to be located in Lake Judy (Golf Hammock property), rather than the on the Cormorant Point Drive member's property. The complainant recalls some undocumented understanding that the responsibility for repair rests with the Member, and the Member has verbally indicated a similar recognition of this responsibility. Initially closed as a complaint to be addressed by Cormorant Point, however, some new information on property border lines emerged, and President Miller is revisiting the issue with further action to be determined.

6. Cormorant Point Drive Lawn irrigation schedule - Received a complaint that a property on Cormorant Point Drive is not following the water use restrictions issued by the Southwest Florida Water Management District. Cormorant Point does not regulate or enforce these restrictions, but as a courtesy, the Member was re-informed about these restrictions and plans to comply.

Secretary Report

Secretary again asked for Board members to review draft minutes and respond to the Secretary as quickly as possible so the minutes can be sent out in a timely fashion.

Treasurer's Report

There was no Treasurer report as there was not a Treasurer on the Board to prepare it. Treasurer report will be submitted at the next meeting on May 6, 2026.

Welcoming Committee Report – Nancy Scherer had a report prepared, but unfortunately, in the confusion of the newly elected Board's first meeting, she was not called upon to present it. Our apologies to Nancy.

Homeowners-Questions/Comments.

There was a lengthy discussion regarding the current drainage work on Par Rd leading into Cormorant Point. President has reiterated on several occasions to Mr. Rovero, Road & Drainage Committee Co-Chair of Golf Hammock the flooding concerns specifically in Cormorant Point and will continue to monitor progress for full resolution. Homeowner presented pictures showing the flooding caused during a previous hurricane. Flooding was significant and encroached on homeowners' properties. Homeowner asked what was the Board going to do about it? Let's see if these current actions will alleviate the issue.

Motion to adjourn made at 5:40 p.m.

Next meeting May 6, 2026 in the Activity Center