

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – October 4, 2023

The CPHOA monthly meeting was called to order at 4 p.m. by President John Waddell. Board members present; Mark Walczak, V Pres, Lillian Kacheiries, Welcoming, Nancy Beatty, Treasurer, Tony Miller, Architectural. Marcia Lee, Secretary and John Vanhavermeat were absent. We have a quorum to conduct business. The meeting was held in the Activity Center at the Golf Hammock Country Club. There were nine residents present.

President Report.

We are continuing to remove invasive duck species from Cormorant Point. Residents continued cooperation is greatly appreciated to resolve this issue.

Vice President Report.

None

Treasurer Report.

Maintenance fees received 4,000.00

Expenses 22,643.00

Welcoming Report

None

Compliance

None

Architectural Report.

Architectural forms were submitted and approved ranging from rain gutter guards, roofing replacement, hurricane window fabric protection, driveway extension, window replacement and landscape addition.

Old Business.

NO FISHING signs will be installed around the Cormorant Point ponds. We are asking residents to refrain from feeding the wildlife as to avoid attracting unwanted wildlife within the perimeter of Cormorant Point. Bear sightings have been reported within the perimeter of Golf Hammock. Your help is needed to keep our community safe.

New Business.

A motion was made by President Waddell and seconded by Lillian Kacheiries. Unanimous board approval to fill the Compliance vacancy with Mr. Mike Tress. Please join us in welcoming Mike to his new role as Board member.

Resident comments.

Resident concern regarding maintenance of drainage canal along the east side of Cormorant Point. Concern regarding insecticide spraying, permitted privacy guidelines and property erosion protection etc. Resident asked where to find replacement part to hold plastic globe in place for globe light post. ***AMAZON (look up white globe post parts) Kastlite Post Top.

Meeting called to adjourn by Pres. Waddell seconded by Miller. Meeting adjourned at 5:15 p.m. The next meeting is scheduled for 4:00 November 1, 2023 at the Activity Center at the Golf Hammock Country Club