

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – December 7, 2022

The CPHOA meeting was called to order at 4:00 by President, Nancy Beatty. Board members present were: Nancy Beatty, Pres., John Waddell, V. Pres, Lillian Kachelries, Welcoming, Tony Miller, Architectural, John Vanhavermeat, Architectural, Mike Hessel, Compliance and Marcia Lee, Secretary. There were 10 Homeowners present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

President's report

Nancy Beatty restated that she is retiring as President after the CPHOA Annual meeting in January 2023. John Waddell will be President. Mark Walczak has volunteered to serve as Vice President. As there were no other residents who expressed an interest, Mark was thanked and will take over the position after the January 2023 Annual meeting. Nancy will continue to serve as Treasurer for the time being.

The Annual meeting will be held on January 4, 2023 before the regular meeting on that same date. There will be a "Shout Out" on the GHOA website. A reminder that the GHOA website offers information of interest to homeowners. If you have not already signed up, you are encouraged to do so.

Treasurer's Report

Nancy provided the Treasurer's report. We began November with \$\$78,928.08. Income of \$25 for Estoppel fees and \$4,323.03 in quarterly maintenance fees were received. Expenses were \$15,445 for Lawn maintenance and \$7,198 for Sunny South. This leaves an ending balance of \$60,633.11. If you would like to review the treasurer's report in detail, please contact Nancy Beatty.

Vice President Report - John Waddell thanked Mark for stepping up to the Vice President position. He reminded everyone that trash cans are not to be put out before. 5:00 p.m. Monday. It was noted that trash pickup on Tuesday has been happening very early – as early as 7:30 a.m.

Welcome – There are several new residents ---- All on Cormorant Point Drive : Lisa and Rick Normandin 3808 Cormorant Point Drive, Carrie and Jay Gieseke 3402 Cormorant Point Drive, Donna and Andrew Berryman 3711 Cormorant Point Drive, Lori and Lee Bowman 3927 Cormorant Point Drive, William Lezotte 3916 Cormorant Point Drive.

Compliance

Mike Hessel submitted the following report.

1. Sprinklers: Reminder regarding lawn irrigation restrictions. These guidelines follow the South Florida Water Management guidelines. This is not something created by the Board of Directors. You can verify this information on the South Florida Water Management website. **Odd number homes may water on Wednesday and Saturday. Even numbered homes may water on Thursday and Sunday.**
2. Mike is attempting to speak with individual home owners where watering is occurring daily. If there is a failure to comply, we will be filing the compliant form with the County and let them resolve the issue.

3. Mike displayed a flyer announcing Live Music Saturday December 17th at 2:30 in the common/picnic area in Cormorant Point. Music by Dean Rodd. Bring a blanket or chair to sit on and your beverage of choice. Everyone is welcome.

Architectural – John V. – Made note of a concrete slab being installed. There was a short discussion of the type of concrete – fibrous or not.

Mike Hessel questioned the authority the board has on approving the requests. What are we approving? The appearance? Whether there is a permit? Also questioned the number of signatures required – 3 or 4? This led to a discussion about the difficulty at times getting 4 signatures with residents out of town, etc. It was determined that the NEW form being used required 4 signatures and it should stay that way.

Tony Miller reiterated the beauty of the neighborhood and that all homeowners should take pride in their homes and maintain them properly.

Comments from Members:

Golf Hammock has provided trash cans around the neighborhood waterways for fishing line etc. to ensure they are properly disposed of. The question was asked if the receptacles could not have been more aesthetically pleasing than a black trash can. It was explained this was done by Golf Hammock and it was an experiment and time will determine whether it will continue or whether an alternate approach will be taken. It was noted that the cans are being used as dog waste receptacles which was not the intent. Let's see how this goes over the short term.

A database of homeowner's address (both north and south), phone number and email addresses is being compiled and will be used by the Board of Directors.

A question was asked: If a homeowner sells his home BY OWNER are we sure that the by-laws are being reviewed by the new homeowner. It was stated that the welcoming committee (Lillian) provides each new homeowner with the red binder. As part of the closing process an Estoppel letter is provided. These two steps should ensure new homeowners have the by-laws for review.

The next meeting will be January 4, 2023.

Meeting was adjourned at 4:40.