

## Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – November 1, 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, Mike Tress, Compliance and Marcia Lee, Secretary. John Vanhavermeat was absent. We have a quorum to conduct business. The meeting was held in the Activity Center at the Golf Hammock Country Club. There were seventeen residents present.

### **President Report.**

FWC representative V. Fiormante is present to discuss the issue with the invasive ducks which will be done later in the meeting.

The minutes were reviewed by all Board members. No changes were necessary. Tony Miller moved to approve the minutes as presented. Mark Walczak seconded. All members approved.

### **Vice President Report.**

None

### **Treasurer Report.**

Maintenance fees received \$18,215.00

Estoppel fees received \$75.00

Expenses \$23,008.33

Balancer Forward \$82,964.49

### **Welcoming Report**

Lillian named all the new homeowners

Darlene Bean – 3410 Cormorant Point

David Fearnley – 3706 Golf Haven Terrace

Paul and Carla Rouse – 3704 Golf Haven Terrace

Michael and Vicky Owens – 2911 Summertree Drive

James and Heather Morris – 3427 Waterwood Drive

### **Secretary comments**

Once monthly there has been a luncheon for women in Cormorant Point. It has been 'advertised' by word of mouth. Marcia asked permission to use the email addresses she currently has for distributing the minutes to send out an email advising all residents of the opportunity. President gave permission, but would like to review the email before it is sent out.

Also, there is interest in possibly having a speaker come to the luncheon on occasion. This would occur before the ladies go into the restaurant for lunch. Permission is requested to use the Activity Center for this. Approval was given.

Short discussion regarding people fishing at the pond. Access is given to both Cormorant Point or Golf Hammock residents.

### **Compliance**

Mike Tress said there were only a few minor issues that have been addressed since he took over the position.

### **Architectural Report.**

Tony Miller Architectural forms were submitted and approved ranging from septic tank, new gutters, and landscape addition. Tony requested that homeowners returning for the season be diligent to address any landscape issues presented over the summer. There was a short discussion regarding the pitch of the new sod in the drainage area. It has been addressed with the contractor.

### **Old Business.**

#### **New Business - FWC Presentation**

Tony Miller started off the discussion by asking what animals are in our area. Mr. Fiormante stated we can expect Deer, Raccoon, possible Bobcat, even Bears. Seeing we are close to the State Park, we have the potential for a variety. The main purpose of his visit was to discuss the issue with the Muscovy ducks in our community. They are native to the US, but not to FL. They are considered invasive. Feeding them is considered a violation. The ducks can not be relocated, they would need to be euthanized. Six have been taken off the property. The primary issue with them is their feces can be poison to cats or dogs, they're messy, their feces smells. FWC advised that the homeowner is allowed to use an air pistol or a pellet gun **ON THEIR PROPERTY** to get rid of the invasive duck. Also, you can use a water hose on them to discourage them from your property. **DO NOT FEED** the ducks.

Mr. Fiormante was asked what was the best way to handle them. He stated he can not give that advice. He can only present the options. Mr. Fiormante reiterated that the homeowner is within their rights to use the options he presented to get them off your property.

As you can imagine, there were differing opinions. Some homeowners feel very strongly about the issue. Others don't see it as a problem.

Jeannie Morey - 2922 Summer Tree Drive asked what the options are.

The Hopkins family at 3112 Waterwood feel the ducks are dirty, smelly and messy and want them taken out.

The McNeely family at 3120 Waterwood sees no problem with them. They are easy to clean up after.

The Bigford household at 3204 Waterwood feels they are no problem – "live and let live".

Bob McClain wants to put up a sign that says "no ducks allowed after 5:30 p.m."

Steve Disanto of 3114 Waterwood Drive commented about the squirrels being a nuisance as well.

There was also discussion about not feeding ANY animals on your property – including birds. Are we interfering with their livelihood by feeding them out of their normal habitat?

Question was asked if the ducks could be removed from the common areas by a homeowner. The question arose because the Golf Hammock and Cormorant Point residents all pay a fee for the maintenance of the common area. Does that give the homeowner the right to take action to get rid of the ducks on common property? Mr. Fiormante could not answer that without doing further research. He said he would investigate it and get back to Mr. Waddell on his findings.

### **Resident comments.**

A resident questioned whether the by laws would allow a metal shingle of similar color to be used when a new roof was needed. Mr. Waddell advised the type of roof shingle allowed is a Covenant item and a 100% approval would be required by all homeowners to change the Covenant.

Meeting called to adjourn by Pres. Waddell seconded by Miller. Meeting adjourned at 4:42 p.m. The next meeting is scheduled for 4:00 December 6, 2023 at the Activity Center at the Golf Hammock Country Club.