

Cormorant Point Homeowner Association (CPHOA) Annual Meeting Minutes – January 5, 2022

The CPHOA Annual 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, Mike Hessel, Compliance, John VanHavermeat and Tony Miller, Architectural and Marcia Lee, Secretary. There were 19 members present.

Ms. Beatty read the minutes from the February 3, 2021 Annual meeting. Motion to approve the minutes was made and seconded. Ms. Beatty thanked the previous Board of Directors and the residents for a successful year.

Ms. Beatty presented the 2022 Annual Budget as follows.

Expenses

Lawn Maintenance	\$185,340
Sunny South	43,188
Auto Insurance (not automobile)	1,300
Traveler's	1,800
Lawyer	1,000
Printing	100
Postage	116
Florida Dept State	61.25
Landscape	240
Bonus	1,000

Total \$234,145.25

Income

198 Houses at \$1200	\$237,600
5 houses at \$1560	7,800

Total Income \$245,400

Budgeted Balance at the end of 2022 \$ 11,254.75
Balance forward from 2021 32,146.17

Projected at the end of 2022 \$ 43,400.92

Motion made, seconded and approved to adjourn the Annual meeting at 4:15