

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes

December 4, 2024

Meeting was called to order at 4 pm by President John Waddell.

6 residents were present. Board Members Present: John Waddell - President, Mark Walczak – Vice President, Nancy Beatty - Treasurer, Lillian Kacheiries -Welcoming, John Vanhavermaat and Anthony Miller – Architectural Review. Absent: Marcia Lee – Secretary. Anthony Miller took the minutes in Marcia’s absence.

Approval of Meeting Minutes:

Motion made by Anthony Miller to approve November 6,2024 with the correction of the word *lease* in the homeowners’ pet comment to the word *leash*. Mark Walczak seconded the motion. Approved unanimously.

President Report.

Reiterating the importance of an Architectural Form to be completed and submitted for approval when doing upgrades, projects or replacements to the exterior of your home or property. Deed Restricted Information, Architectural Form, contact person can all be found on the Gulf Hammock Owners Association (GHOA) web page.

Reminding all Board Members the importance of completing the State of Florida required HOA Board Certification course. Information has been sent out in a previous email. President expressed his intention to attend the upcoming December scheduled Florida Board (DBPR) Certification Course.

Vice President Report.

Acknowledged completion of required Florida Division of Business and Professional Regulation (DBPR) Board Certification Course.

Treasurer Report.

Month of November

Balance forward \$103,663.67

Maintenance fees received \$4,575.00

Estoppel fees received \$50.00

Expenses paid: \$15,445.00 (lawn maintenance), \$7,198.00 (Sunny South)

Balance Forward \$85,645.67

Welcoming Report.

It was determined unnecessary with recent home purchase in the community by a current Cormorant Point homeowner to receive another Welcoming Packet.

Secretary Report. None

Compliance Report. Board Member who oversaw compliance, Michael Tress, has resigned. Thank you for your service to the community.

A recommendation was made by President John Waddell to appoint Mark Walczak, Vice President to oversee Compliance Enforcement for CPHA. A motion was made by Anthony Miller, John Vanhavermaat seconded. Approved unanimously.

Architectural Report.

Anthony Miller reported that 32 Architectural Request forms were submitted for the 12 months of 2024. Of the 32, 13 were roof replacements. In comparison to the previous year 2023 a total of 43 Architectural Requests were submitted.

Frustration was expressed with the lack of adherence to this requirement. Adherence is important to avoid unnecessary cost to a homeowner who does not comply with the process for approval. For example, if a homeowner makes a change to their home without following by-law guidelines, the homeowner will incur additional costs to correct the issue.

Further options were discussed to better increase understanding of the requirement. (Please review comments made in President's Report)

Old Business

Homeowner's comments / questions.

All residents are invited to an upcoming "Music in the Park" event to take place at the Cormorant Point Park on Saturday December 28th during the time of 1:00 p.m. and 3:00 p.m. Bring a lawn chair and relax. Please review the attachment below associated with event.

Next CPHA Board meeting is January 8, 2025 @ 4 pm. Following this meeting will be the Annual Meeting for 2025.

Motion made to adjourn the meeting made by Anthony Miller, second by John Vanhavermaat. Approved unanimously.

Meeting concluded at 4:21 p.m.

Merry Christmas and Happy New Year!