CPHOA October 14, 2026 Meeting Minutes
Activity Center 4:00 pm

The meeting was called to order by President Anthony Miller at 4:02 pm attended by 27 residents.

Board members present: Board President Anthony Miller, Vice-President Mark Walczak, Secretary Louis Hughes, Treasurer Marcia Lee, Welcoming Nancy Scherer, Architectural John VanHavermaat, Nancy Scherer attended via phone. A quorum was established.

Approval of minutes of September 9, 2026 with the amended removal of Sunshine law paragraph and replaced with, "The board discussed attendance at the GHOA meeting, noting that a representative will attend provided that the agenda are posted correctly with sufficient advance notice to allow for participation." Motion made by Mark Walczak, seconded by Louis Hughes, unanimously approved.

Board Members Report

*Vice President Mark Walczak stated there were 2 weed and landscaping violations. Both have been addressed and resolved.
*Secretary Louis Hughes had no report.
*Treasurer Marcia Lee provided a prepared Cormorant Point Homeowner's Income/Expense Statement on the financial status of the association.
*Welcoming Nancy Scherer reported currently we have 6 homes on the market for sale in CPHOA including a couple of rentals available.
*Architectural John Van Havermaat provided information regarding county recycling programs in Highlands County.
*President Anthony Miller stated GHOA approved installation of "Birds in Flight" sculpture. Discussed potential future improvements for Cormorant Point Park with mulching in certain areas to reduce tripping hazards on the grounds, new signage and reducing overall blight in the area.

OLD BUSINESS

*Legal opinions - The Board discussed a potential conflict of interest regarding Cormorant Point's current legal counsel, noting risks of divided loyalties due to the representative's ties to both the Golf Hammock master association and sub-HOA. To protect the community's best interests, the board decided to explore independent counsel options. A motion was made by Marcia Lee, seconded by John VanHavermaat. 5 approved, 1 abstained.

*Website Compliance - Board discussed records storage, state law compliance, and encompassing the needs to support our self governing status. The Board approved an

initiative to review other website managing options. A motion was made by Mark Walczak and seconded by Nancy Scherer. 5 approved 1 abstained.

NEW BUSINESS
*Lawn service agreement approval was reached with Lawn Masters of Highlands County Inc. after extensive discussion. It was agreed a 3 year contract with 8% increase in first year and additional 2% in year two and additional 2% in year three ending in December 2029. Other general contractual language remains in place with exception of updated termination and payment clauses. A motion was made to approve by Nancy Scherer, seconded by Mark Walczak, unanimously approved.

*2027 Budget update-Funding to support neighborhood improvements.
The Treasurer requested input from the board regarding the upcoming 2027 budget in preparation for a budget proposal by the December meeting approval.

The President is asking for funding donations from the residents to pay for mulch, stone and weed killer supplies to maintain and complete the sculpture project and other potential park improvements. Anthony Miller is donating new signage and flora. A motion was made by Mark Walczak, seconded by John VanHavermaat in allocating $150.00 towards supplies, unanimously approved.

*Homeowners Comments/Questions.
Question regarding the former Cormorant Point sign on the main entrance. Determined no longer to be needed anymore after a storm came through earlier this year and blew it down. Brown posts remain in place. It is up to GHOA common grounds to keep it or use it for aesthetic purposes.
Question regarding CPHOA website currently under GHOA relationship. A board member stated Cormorant Point is an independent association.
Question regarding installation of an electrical outlet next to the concrete slab at park for future events.
A motion to adjourn made by Mark Walczak, seconded by Louis Hughes, unanimously approved.

Meeting ended at 5:40pm.
Next meeting is November 11, 2026 at 4:00pm. at the Activity Center.