

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – December 6, 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 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 six residents present.

The minutes were reviewed by all Board members. No changes were necessary. All members approved.

**President Report.**

No report

**Vice President Report.**

Further review regarding CPHOA liability insurance options. Mr Walczak and Mr.Waddell together will investigate further potential savings on policy.

**Treasurer Report.**

Maintenance fees received \$2,290.00  
Expenses \$15,458.20  
Balance ending \$69,796.29

**Welcoming Report**

Lillian named all the new homeowners  
Don & Sandy Henry  
3909 Cormorant Pt. Dr.

John & Roberta Salyer  
3506 Golf Haven Terr.

**Compliance**

No report.

**Architectural Report.**

Recent approvals included but not limited to as follows; flagpole installation, in-compliance new window replacement, in compliance screen enclosure, etc. On a yearly average we receive approximately 50 requests.

Homeowners need to be aware of the covenants and bylaws of Cormorant Point, and in some cases Golf Hammock, and submit the Architectural requests that demonstrate compliance. It is also important for residents to understand a request requires 3 to 4 Board members approval signatures which can take time to gather. When filling out a request please provide as much detail as possible including drawings, pictures, and name of installer. Approval is faster if the request is submitted prior to a Board meeting. If the request is submitted just before the monthly Board meeting, a response will be provided the day following the meeting. Request forms submitted between Board meetings will be handled separately and may take longer for approval.

**Old Business.**

**New Business**

Condolences to the families of Butch Alphonse of Cormorant Point Dr and John Pianowski of Summertree Drive who have recently passed away.

Also, please keep in mind during holiday decorating, lawn service remains active.

Below is a reminder to a previously sent email:

**An official proxy form has been attached to this email. We are required to send this out to all CPHOA residents to vote on two unfilled Golf Hammock Board positions. A 51% participation is needed to be completed. Also provided is information regarding candidates. Please take a moment to review, respond and return. Please fill out form and return to Nancy Beatty by email (nbeatty47@gmail.com) or to her house at 3308 Cormorant Point Dr. before Dec 30, 2023.**

**Resident comments.**

Question was asked about the removal of invasive ducks. A response was provided. The invasive duck removal is continuing, and a new contractor is being pursued. The original company is no longer interested in the “project”. The matter has not ceased. Our president is in the process of finding a new company.

Meeting called to adjourn by Pres. Waddell seconded by Miller. Meeting adjourned at 4:57 p.m.

**The next meeting date is January 3, 2024 at 4:00 p.m. and will include both the normal monthly meeting and the annual meeting.**