

## **Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – May 6, 2026**

The meeting was called to order at 4:00 PM by President Anthony Miller at the Golf Hammock Activity Center. Board members present: Mark Walczak, V. Pres., Marcia Lee, Secretary/Treasurer, Nancy Scherer, Welcoming John Vanhavenmaat was absent. There were 12 residents in attendance.

Marcia Lee made a motion, seconded by Mark Walczak to approve minutes for April 1, 2026  
Mark Walczak made a motion, seconded by Nancy Scherer to approve the minutes for April 20, 2026 workshop.

### **President's Report**

Following the recent hard freeze, please take this time to remove any dead trees or vegetation. Thank you to those who have already updated their landscaping. **The next quarterly assessment fee of \$300 is due by July 15.** To avoid late fees, we recommend setting up autopay with your bank. Payments can also be placed in the drop box at the Golf Hammock Activity Center or mailed to: **CPHOA, 2224 Golf Hammock Dr., Sebring, FL 33872. Please include your lot number and address on your check.**

Even though we do not meet back until our new scheduled second meeting of the month meeting date and time on September 9, 2026 at 5pm. Mark Walczak, and myself will be here to address any issues during the summer. Homeowners who leave for the summer are encouraged to leave contact information with the President so if there are any pressing issues, you can be contacted.

Seasonal residents are asked to provide a contact number for property alerts while away. Please note that the HOA does not provide house-sitting services; we will only contact you regarding exterior maintenance issues as a courtesy. Safe travels, Stay safe this summer. We look forward to seeing you this Fall.

### **Vice President**

There are two violations that have been addressed – 3330 Waterwood regarding landscaping issue – homeowner will address by the end of the month. 3020 Summertree Dr regarding landscaping issue. Owner has agreed to address, but no date was given. VP will continue to monitor. 3807 Golf Haven Terrace – the tree branches are too low making it difficult for lawn maintenance to mow under the tree. VP will continue to monitor and address.

Vice President continues to review some issues with some discrepancies between the bylaws and covenants. Vice President and President will be addressing this with legal.

### **Secretary Report**

Marcia Lee will take the minutes for this meeting, but will not fill in as Secretary when the Board reconvenes in September. The Secretary suggests the Draft minutes be put on the website so homeowners can review them and not have to wait for them to be approved at the next meeting. It will be pointed out that the minutes are DRAFT and subject to change before the final version is posted. This will allow homeowners to be made aware of the activity of the Board of Directors in a timelier fashion.

### **Welcoming Report**

We have had 12 new homeowners to date in 2026. There are currently 7 homes for sale in the neighborhood. Also, the last empty lot is currently for sale by owner through HUT Realty.

## Treasurer Report

### Cormorant Point Homeowner's Income/Expense Statement 2026

	JAN	FEB	MARCH	APRIL	Annual
<b>INCOME</b>					
ESTOPPEL	25.00	75.00	0.00	0.00	100.00
MAINT FEES	161,535.00	7,700.00	5,875.00	18,975.00	194,085.00
TOTAL	161,560.00	7,775.00	5,875.00	18,975.00	194,185.00
<b>EXPENSES</b>					
Lawn Masters	16,000.00	16,000.00	16,000.00	16,000.00	64,000.00
Sunny South	7,598.00		7,598.00		15,196.00
Landscape					0.00
Wells Ins					0.00
Legal		100.00			100.00
Pella CPA	600.00	1,845.39	600.00	600.00	3,645.39
Postage					0.00
Florida Dept State	61.25		61.25		122.50
Printing	19.34				19.34
Office Supplies			58.31	47.04	105.35
Bank fees	44.00				44.00
Picnic Supplies			1,198.52		1,198.52
Bonus					0.00
TOTAL	24,322.59	17,945.39	25,516.08	16,647.04	84,431.10
Other Income	0.00	0.21	1.52	1.47	3.20

## Architectural Report

Two requests have been submitted for review and were approved. 3822 Golf Haven Terrace and 3409 Sugar Pine Dr.

## Old Business

Mark Walczak made a motion to accept the resignation of Ana Marte as Secretary, seconded by Nancy Scherer and approved. Ana has had a family issue that will not allow her to take the position at this time. Therefore the Secretary position on the Board is open and we welcome nominations for consideration.

Roadway Safety – there has been no feedback on a solution to this issue. Residents and board members are encouraged to share suggestions and direction by emailing [anthony33872@gmail.com](mailto:anthony33872@gmail.com). This impacts the community's safety and it needs to be addressed.

- 55+ Community Report: 68 residents have responded to the census. If you have not completed your update form, please call 734-729-9171. It is vital for homeowners to provide current contact information to maintain our 55+ status.

- Website Report: Updates are ongoing to bring our website into compliance with Florida state law requirements. Motion was made by Marcia Lee, seconded by Nancy Scherer and approved to direct the President to continue to review options for updating the website to allow for better homeowner access while being consistent with the bylaws and covenants.
- Surplus Funds: Discussion ensued regarding the option to move some excess funds to an interest-bearing account. Motion was made by Mark Walczak, seconded by Nancy Scherer and approved directing the Treasurer to transfer \$30,000 from the Wells Fargo Operating Account to a Money Market.

## New Business

Board members should be reimbursed for costs incurred in support of their position. Treasurer would like to formalize the Board member Reimbursement process. There is currently a reimbursement request form being used by Golf Hammock Owner's Association. Marcia Lee made a motion to amend this form for Cormorant Point Board members and require two Board Members approval signatures. Mark Walczak seconded the motion and all approved. The President will edit the form and present it to the Board members.

Call for Volunteers: We have two open seats on the board, including the Secretary position. This role involves taking notes for nine meetings annually. Without volunteers, the association may be forced to hire a management firm, which would increase assessment fees. I am compiling estimates with multiple Management companies at different levels of service to be prepared if and when the members of the association are prepared to make that move. This would elevate a lot of ongoing issues we are currently experiencing if it continues to be out of our scope to manage.

GHOA Maintenance: While CP contributes over \$76,000 annually as CP homeowners to Golf Hammock it is unclear as to who is responsible for maintenance of certain common areas. We are addressing these concerns regarding the maintenance of the CP sign landscaping. I received back two disingenuous replies. These can be entered into the minutes. Because they were addressed not only to myself and all CP homeowners. What are their responsibilities in maintaining and covering the cost?

Motion was made and approved to budget \$150 to improve landscaping appearance of the C.P. Sign at entrance and removing shop worn C.P. sign on Golf Hammock Drive.

-Legal Opinion: We are seeking an attorney's opinion on combining our Covenant and Bylaws, as well as clarifying collection processes under Florida Statute 720.(Mr. Walczak, Thank you for a very well thought out response to my attorney request draft.

- Directed by the Board to draft Attorney clarification opinion and registered letter document request to be reviewed prior to forwarding to the proper individuals. Approved separately, one decent.

-Can we amend the two in our bylaws to cover language regarding late fee policy and delinquent collection after an extended period of time of no payment?

-Submit request under Florida Statute 720.303 to GHOA (All records regarding road and drainage resolutions applied to CP homeowners and board meeting minutes All documents associated with transfer of powers regarding common grounds located within CP.) We need to see exactly what they approved on our behalf. I would prefer the association take this step rather than wait for a resident. We are required to retain records, not to do so can trigger legal ramifications. Two CP board members recall John Waddell presenting a document from then attorney describing a sale of the CP common areas to GHOA.

Motion to adjourn made at 5:45 p.m.

Next meeting September 9, 2026 at 5:00 in the Activity Center