

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – January 4, 2023

The CPHOA meeting was called to order at 4:00 by President, John Waddell. Board members present were: John Waddell, Pres, Mark Walczak, Vice Pres., Lillian Kachelries, Welcoming, Tony Miller, Architectural, John Vanhavermeat, Architectural, Mike Hessel, Compliance and Marcia Lee, Secretary. Nancy Beatty, Treasurer was absent. There were 8 Homeowners present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

President's report

John Waddell announced that he is now President. Nancy Beatty will remain as Treasurer.

The minutes from the December 7, 2022 meeting were distributed. A motion was made to accept the minutes from the December 7, 2022 meeting. It was seconded by John Vanhavermeat.

Mr. Waddell read a Thank You card from Jim, our lawn maintenance company owner. The Association gave Jim and his crew a Christmas bonus and Jim wanted to tell the Association the bonus is appreciated. Jim has performed lawn maintenance for Cormorant Point properties for 34 years and looks forward to many more years.

Golf Hammock Owner Association invoices were sent out in December. They were all sent on the same day, but some residents still have not received theirs. There is a "Shout Out" on the GHOA website and you can follow the directions to get an invoice or you can contact John Waddell and he can mail you one.

Treasurer's Report

John Waddell provided the Treasurer's report in Nancy's absence. We began December with \$60,633.11. Some of that balance included 2023 fees that were received. Expenses were \$16,000. This leaves an ending balance of approximately \$46,547 of 2022 money. If you would like to review the treasurer's report in detail, please contact Nancy Beatty.

Vice President Report - Mark Walczak has volunteered to serve as Vice President. Mark was a past President in the Golf Hammock Owner's Association and has been living in Cormorant Point for two years. He says he is happy to serve on the Cormorant Point Board.

Welcome – David and Kathleen Mack recently moved into 3820 Golf Haven Terrace. They will be part time residents.

Compliance

Mike Hessel submitted the following report.

Mike wanted to add to the minutes that a long time resident and former member of this Board, Rita Fox, passed away on January 2, 2023. Our deepest condolences to her son, Steve Fox.

Mike also wanted to thank everyone that came out for the Music in the Park in support of Mr. Dean Rodd. Over 50 people attended. It is planned to have more music so watch for postings and emails.

Architectural – John V. – A architectural review was submitted and approved for a front entrance to be screened in.

Comments from Members:

A question was asked: Where can a homeowner get a compliant garage door? Mid-State and Southwood Garage

The next meeting will be February 1, 2023.

Meeting was adjourned at 4:13.