

Cormorant Point (CP) Homeowner Association (CPHOA) Meeting Minutes

September 3, 2025

Meeting was called to order at 4:00 p.m. by President John Waddell. One resident was present.

Board members present:

John Waddell-President, Mark Walczak-Vice President, Lillian Kacheiries -Welcoming, Nancy Beatty-Treasurer, Anthony Miller- Architectural Review.

Not present.

John Vanhavermaat- Architectural Review, Marcia Lee- Secretary.

*Anthony Miller took meeting minutes.

Approval of Meeting Minutes:

Motion made by Lillian Kacheiries to approve May 7th 2025 minutes as presented. Mark Walczak seconded the motion. Minutes approved unanimously.

President Report.

John stated he has received multiple emails and phone calls inquiring about properties in Cormorant Point and Golf Hammock in general. This reflects the desirability of our community as a great place to live.

John will be meeting with Shannon Nash, HOA representing Attorney, to discuss actions required to comply with and implement Florida Chapter 720 Statutes (Florida Homeowner Bill of Rights) for Cormorant Point HOA and Golf Hammock Association in its entirety. In addition, to discuss Cormorant Point HOA 55 + Community status with the state recertification process.

Vice President Report.

Mark suggested that the Board review Cormorant Point By-laws language. (After brief discussion it was agreed Mark will provide recommendations to HOA Board in the near future. (prior it being submitted to the HOA attorney)

Treasurer Report.

Nancy presented the 2025 revenue and expenditures spreadsheet report with the last entry of the month of August.

- Beginning balance \$133,515.84
- Deposits \$3,850.
- Monthly lawn invoice paid \$16,000.

- Ending balance \$121,365.84

Welcoming Report

Lillian made an at home visit to the following residents. Patricia Covan, Fred and Tammy Shmitd, Mary Anne Casale, Scott Smith & Margie Clark, Lester Nelson & Sandra Horrington. Lillian provided a welcome packet and answered any questions the new residents had regarding the HOA.

A warm welcome to our community!

Architectural Review

Over the past few months, we have received multiple Architectural Review requests. Ranging from new roof, window replacement, driveway resurfacing, lanai and in ground pool construction. All were reviewed and approved by email proxy with board members and expedited back to the homeowner to begin and complete their project.

Old Business

None – all was addressed in the President's report.

New Business

Nancy suggested to the board members the idea of increasing the minimum age occupancy restrictions from 18 to 21 years of age in our HOA by-laws.

It was suggested to invite Sunny South to an upcoming meeting to provide information on Sunny South services in our community. The concern was raised that some residents are hiring outside contractors to perform the same services that are currently provided by Sunny South. This will result in overlapping applications on private property.

Tony Miller stated as follows: He believes we can all appreciate the pristine appearance that has been provided in maintaining the 42 circular plantings along the entrance way to our community. Thank you to Jim and Nancy for your volunteer efforts in keeping our community beautiful. We need to come together to support their efforts in every way that we can.

WE ARE SEEKING ADDITIONAL VOLUNTEERS.

Many of us drive past them every day. It can be as simple as an afternoon walk, a bike ride or a golf cart ride along the perimeter of these plantings and pulling out a few weeds or picking up debris that does not belong there. We need additional volunteers to join in. For those who can, this is your opportunity to participate and support your community with very little effort. Can we count on you?

Also, Tony reiterated it is the responsibility of the homeowners along the Hammock Road perimeter to maintain their property beyond the tall hedge that is lined along the road. There are a few areas not being properly maintained and unsatisfactory conditions exist. Your cooperation in this matter would be greatly appreciated.

Board member Lillian Kacheiries has announced her resignation at the end of December of 2025. Lillian is a longtime resident in our community and has served on the Board for the last 10 years. Our deepest thanks for your service. Therefore, the Board is seeking applicants to fill the position in our community. Please contact President John Waddell for information regarding the position.

Motion made to adjourn the meeting made by Anthony Miller and Nancy Beatty seconded. Approved unanimously. Meeting adjourned at 4:40.

Next meeting is scheduled for October 1st at 4:00 p.m. at the Golf Hammock Activity Center.