

## Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – September 6, 2023

The CPHOA monthly meeting was called to order at 4 p.m. by President John Waddell. Board members present; Lillian Kacheiries, Welcoming, Mike Hessel, Compliance/Harmony, Tony Miller, Architectural, Nancy Beatty, Treasurer. Mark Walczak, V. Pres, Marcia Lee, Secretary and John Vanhavermeat were absent. We have a quorum to conduct business. The meeting was held in the Activity Center at the Golf Hammock Country Club. There was one resident present.

### **President Report.**

We are currently looking into solutions with the Florida Wildlife Department regarding concerns with the ducks present in the neighborhood.

We are happy to see people gathering in the common areas to visit and meet with their dogs. Owners should pick up after their pets and NOT LEAVE THE COLLECTED WASTE BAGS AT THE PORTA POTTY!!! TAKE THEM HOME AND DISPOSE OF THEM THERE.

In addition, leaving pet waste in your yard can be harmful to your health and the environment. Pet waste can carry harmful bacteria, parasites or viruses that can make people sick, especially children. It can be easily spread due in part to our neighborhood lawn maintenance equipment traveling from one lawn to another. It can also be dangerous to wildlife and other pets. Rodents are very attracted to pet waste left in your yard or common grounds in neighborhood. Please help to keep our neighborhood safe. THIS IS WHY IT IS YOUR RESPONSIBILITY TO PICK UP AFTER YOUR PET.

### **Vice President Report.**

None

### **Treasure Report.**

As of 9/06/23

Deposit of maintenance fee / estoppel \$18,830

Expenses for lawn insurance / landscape \$17,201.50

May-Aug. Maintenance fees \$46,125.00

Expenses \$78,597.76

Delinquency regarding CPHOA lawn service payment and GHOA annual fee payments remain repetitively unacceptable. This must come to a stop. Resulting in unnecessary clerical tasks for our volunteer staff. Future discussion will consider increase in monetary late fee assessments. **Please get these payments in on time.**

### **Welcoming Report**

Please join in Welcoming our new neighbors:

Darlene Bean

James and Heather Morris

David Schwab

### **Compliance/Harmony report.**

Fallen tree in pond. Arrangements is being made for removal.

### Architectural Report.

Full-time and part-time residents must have a plan in place for landscape maintenance year-round. Beddings, shrubbery, tree trimming and weed control is essential in maintaining the aesthetic appearance and property home value in our neighborhood.

NOTIFICATIONS WILL BE SENT OUT TO HOMEOWNERS NOT IN COMPLIANCE WITH CPHOA WITH SHRUBBERY AND LAWN MAINTENANCE POLICY.

In order to provide a safe work environment for our lawn service. Please make sure your trees are trimmed up enough for a lawn equipment driver to move around safely without injuring himself due to low bearing branches. Bordered base around a tree is recommended and preferred.

### Old Business.

None

### New Business.

Invasive pond lilies are under discussion in addressing growth in protecting water ecosystem.

With reluctance the board has accepted Mr. Hessel's resignation effective 09/22/23.

A huge Thank you to Mike Hessel for his service with the Cormorant Point board in overseeing Compliance/Harmony. Congratulations to Mike and Irene Hessel on your new home in Golf Hammock.

Just a reminder the Golf Hammock Country Club restaurant is under New Management this past summer with an exceptional breakfast and dining menu. Open Tuesday and Friday 7:00 a.m. to 8:00 p.m., Wednesday 7:00 a.m. to 7:00 p.m. Breakfast is available until 2:00 p.m. on each of these days. Wednesdays the dinner menu is limited.

With the exceptional heat we have experienced this past summer, the environment for our outside workers has been more challenging than usual in maintaining our neighborhood. Please take a moment to thank them for all that they do. A big shout out to Jim and his team in providing the diligence in maintaining our lawns and common areas.

Mark your calendar for September 16th 2023 between 10:00 a.m. and 2:00 p.m. for the residents of golf hammock and Cormorant Point will be available for Flu, Ammonia, Tetanus, Hep B, Shingles shots. Please go to the website [www.ghoaonline.com](http://www.ghoaonline.com) for further information.

### Resident comments.

Acknowledging entrance way improvements off Hammock Road entrance and by way. New plantings and ground cover installed. Thank you to Jim and Nancy Beatty for your commitment and hard work.

We ask residents that while we do live in a clean, safe environment it would not be possible without the eyes and ears of our residents. Please remain vigilant. If you see something unusual or out of place, say something by reporting it.

Meeting called to adjourn by Pres. Waddell seconded by Miller. Meeting adjourned at 4:45 p.m. The next meeting is scheduled for 4:00 October 4, 2023 at the Activity Center at the Golf Hammock Country Club