

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – January 3, 2024

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, John Vanhavermeat, Architectural, Mike Tress, Compliance and Marcia Lee, Secretary. The meeting was held in the Activity Center at the Golf Hammock Country Club. There were sixteen residents present.

The minutes from the December 6, 2023 meeting have been reviewed by all Board members. No changes were necessary. Tony Miller moved to approve the minutes as presented. Mark Walczak seconded. All members approved.

President Report.

Mark Walczak and John Waddell will be reviewing the insurance before the end of the month to see if a decrease in premium is possible while keeping proper coverage.

President wished to advise residents that he continues to address the Muscovy duck issue. He is having difficulty finding a resource to address it. He reached out to Clark Pest Control and they were not interested. He has contacted the FWC officer that met with the Board for his suggestion of possible resources. John is waiting on a call back. A reminder that it is illegal to feed these ducks.

Vice President Report.

None

Treasurer Report.

Maintenance fees received \$10,900
Expenses \$16,445
Balance Forward \$64,251.29

Maintenance fees vary each month. Continuing issue with residents not paying on time. Reminder that residents can use an online banking system that will automatically make timely payments. The President reiterated that the Board will be more aggressive in the future in collecting fees. The HOA is allowed to put liens on properties that do not pay the required dues. This is not a step the Board wishes to use, but it is an option.

Welcoming Report

Lillian named two new homeowners
Eileen Cooke - 3901 Cormorant Point Dr
Leroy and Kathleen Dat – 3816 Cormorant Point Dr.

Secretary Report

None

Compliance

Mike Tress said there was nothing as he just got back into town.

Architectural Report.

Tony Miller reminded everyone that it takes 3-4 Board member approval signatures to process the request. He is trying to streamline the process. If the approval needs to be processed ASAP, he will work diligently to address it. If it is not of an immediate nature, he will get the signatures at the next Board meeting and advise the homeowner.

Old Business. None

New Business

Karen Sasher advised the annual picnic will be the third Saturday in February (2/17/24). The President advised he would like to be included in future discussions regarding such events. There was a discussion regarding setting a budget on the picnic. Nancy Beatty said in all her years in the community there has never been a price limit on the picnic. A lot is handled with volunteers and the menu is kept simple with hamburgers and hot dogs and simple sides. Many homeowners bring desserts. There were differing views regarding a budget and in the end, it was decided to leave it status quo for the 2024 picnic and track expenses so we have a better idea of the cost going forward.

Resident comments.

A resident commented that he writes 4 predated checks for the quarterly payments and advised that one was cashed before the date on the check. It has only happened one time in all the years the Treasurer has been in the position.

Four more Australian Pines need to be cut down. It is the responsibility of the Golf Hammock Owners Association and it will be addressed.

A resident (past Board member) indicated that new people in the neighborhood are asking for a list of contractors for various needs in the community. Many homeowners are from out of the area and do not know who to contact. In the past there was a list and the Homeowner would like to recreate it. The President gave permission for the list if the statement "THE BOARD CAN NOT ENDORSE OR RECOMMEND ANY BUSINESS" is on the document.

A resident thanked Nancy Beatty's husband for fixing some mailboxes that had been damaged.

Former resident Mike Hessel who now resides in Golf Hammock advised there will be MUSIC IN THE PARK on January 13, 2024 from 2-4 pm. Rain date is January 20, 2024 same time. He also advised that a 12 x 20 concrete pad is planned to be constructed to both accommodate MUSIC IN THE PARK in the future as well as possibly adding a picnic table.

Meeting called to adjourn by Pres. Waddell seconded by John Vanhavermeat. Meeting adjourned at 4:31 p.m. The next meeting is scheduled for 4: 00 February 7, 2024 at the Activity Center at the Golf Hammock Country Club.

