

Cormorant Point Homeowner Association (CPHOA) Annual Meeting Minutes – March, 2023

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

Tony Miller filled in for Secretary Marcia Lee. Reading and approval of the 2/01/23 meeting minutes except for nextdoor.com insert in President Report minutes.

**President's Report** –

**Architectural Forms are required to be submitted for approval for any work to be done on the exterior of the house or landscaping, including roofs. Several homes in the past 3-4 weeks have had roofs replaced but Architectural Forms were not submitted for approval.**

Replaced mailbox near entrance will be painted once new wood cures in approx. 2-3 weeks.

Bylaw change regarding Lot CP50B has been processed and filed with the Court and is attached for your review.

Golf Hammock restaurant is now open for business.

A big Thank you to resident Karen Sasher and Volunteers for a very successful 2023 Annual Community Picnic. Approx. 100 residents attended.

**Vice President's Report** – None

**Treasurer's Report**

as of March 1st.

Estoppel Fee \$25.00

Maintenance fees \$7,768.25

Balance \$168,159.55

Expenses \$17,026.94

Picnic expense. \$1,145.69

Balance \$151,132.61

**Compliance Report** - None

**Welcoming Committee Report** - None

**Architectural Committee Report** – None

**Old Business** - None

**New Business**

Nancy Betty made recommendation to C.P. Board regarding Lawn Service payment scheduling. Suggested revising scheduling payment due dates to every 6 months or once a year payment option.

Mark Walczak raised concerns regarding condition and maintenance with Cormorant Point Park. What actions can be taken?

**Homeowners-Questions/Comments.**

Mike Hessel invited residents to a concert in the Cormorant Point Park on March 4<sup>th</sup> 2023 between 2pm.and 4pm. with guest host Dean Rod. Bring your chair, cooler and dancing shoes to a wonderful music afternoon!

John Vanhavermeat - Just a heads up regarding exceeding the speed limit on roadways in Cormorant Point and in Golf Hammock in general. Speed enforcement are issuing tickets in response to many residents' safety concerns.

Resident thanked Board members for their volunteering commitment.

Resident made a point regarding debris in inland pond and possible blockage in culvert.

Motion to adjourn made by Mike Hessel, seconded by Nancy Beatty. Board members vote to adjourn 6/0 passed. Time 4:46pm.

Next meeting April 5, 2023 at 4 p. m.