

## Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – Sept 4, 2024

The CPHOA monthly meeting was called to order at 4p.m. by President John Waddell. Two residents were in attendance.

Board members present; John Waddell, President, Mark Walczak V.Pres., Nancy Beatty, Treasure, Tony Miller, Architectural/ Compliance.

Absent; John Vanhavenmeat, Architectural, Mike Tress, Compliance, Lillian Kacheiries, Welcoming, Marcia Lee, Secretary.

We do NOT have a quorum to conduct business. Therefore, in the event no quorum is present, the meeting can still be conducted however, the business will have to be held over until later when a quorum is present. Without a quorum NO business can be conducted.

For that reason, this meeting is a communication to the CPHOA residents only.

\* May 1, 2024 meeting minutes will be approved at the next meeting.

### **President Report.**

Road ceiling project has been completed with minimal complications.

Golf Hammock Owners Association (GHOA) is experiencing unsettling issues within. President, Vice President and two board members have recently resigned. The next meeting for this board is September 9,2024. @ 7 p. m. In the Golf Hammock Activity Center.

### **Vice President Report.**

Successful results in seeking improved insurance coverage and savings for Cormorant Point has been achieved.

### **Treasurer Report.**

Requesting future discussion with board members in addressing repetitive delinquent payments and restructuring late fees.

Month of September

Balance forward \$128,541.67  
Maintenance fees received \$5,300.00  
Estoppel fees received \$50.00  
Expenses paid \$15,445.00  
Balance Forward \$118,446.67

**Welcoming Report.**-There are new neighbors in the community.

Stewart Green  
2906 Sugar Pine Circle

Mark and Janie Anderson  
3500 Cormorant Point Drive

Joyce Champlain  
3512 Golf Haven Terrace

Karen Wigal  
3607 Gulf Haven Terrace

Frank Howard  
3415 Gulf Haven Terrace

Stacey and Wally Haynes  
2919 Summertree Drive

Joan and Michael Cooper  
2904 Summertree Drive

**Secretary Report.**- None

**Compliance Report.**

Since May 1st 2024 we have received 13 compliance violations ranging from posting political sign, to home landscaping maintenance.

\*Homeowners please take a moment to review our HOA deed restricted bylaws pertaining to your home. They can be found on the Golf Hammock Owners Association web page under Cormorant Point. (Bylaw Rules and Regulations & Clarifications)

To avoid any misunderstandings in responsibilities of homeownership in Cormorant Point.It is with your cooperation that makes this community the best place to live in Highlands County.

**Architectural Report.**

Since May 1st 2024 we have received nine architectural requests. All requests have been approved in compliance with Cormorant Point bylaws.

Any alterations regarding the exterior premises of the home and property needs an architectural approval. Please have a plan in advance to submitting a request for approval prior to start of a project would be greatly appreciated.

**Old Business.**

None

**New Business.**

President Waddell expressed a sincere Thank you to the volunteers who assisted in delivering to homeowners' important communications to the residents' home on various occasions this past summer. It was also suggested a discussion take place at the next meeting to establish Street Captains for our community.

Due to recent developments regarding a non-renewable lease meeting location at the Golf Hammock Activity Center for future meetings. A discussion needs to occur at the next meeting to determine a future arrangement for a location for future meetings to be conducted at.

**Homeowners comments / questions.**

Q. Weed control spraying along the east side canal.

A . Spraying has resumed and Highlands County has indicated retrenching of drainage area is scheduled, but no time has been specifically set to date.

Resident expressed their opinion and concern regarding potential decision regarding an Activity Center in Golf Hammock. Response is: No decisions have been made.

A motion was made by Mark Walczak and second by Tony Miller to adjourn the meeting at 4:40 p.m.

All members please review content of minutes for the meeting of September 4th 2024 any corrections prior to release. Let Marcia Lee know in advance.

Next meeting will be on October 2, 2024 at 4:00.