

Cormorant Point Homeowner Association (CPHOA) Meeting Minutes – March 2, 2022

The CPHOA meeting was called to order at 4:00 by President, Nancy Beatty. Board members present were: Nancy Beatty, Pres., John Waddell, V. Pres, Lillian Kachelries, Welcoming, Mike Hessel, Compliance, Tony Miller, Architectural and Marcia Lee, Secretary. There were 10 members present. The meeting was held in the Activity Center at the Golf Hammock Country Club.

Ms. Beatty read the minutes from the February 2, 2022 meeting. Motion to approve the minutes was made and seconded.

President's report

The President reminded everyone of the picnic being held on March 5, 2022 from 12-2 at the common area near the pond on Waterwood. Karen Sasher is coordinating the event. If you would like to volunteer, please contact Karen. Karen distributed flyers to each homeowner.

Realtors and new homeowners are required to complete a form confirming that both the Realtor and the Homeowner understand this is a deed restricted neighborhood. The form highlights the main areas of concern such as: 2 animals per household, deed restriction, requirement for architectural review on any changes made to the home or the landscaping such as planting a tree, putting up a flag pole, etc. Golf Hammock is doing this now as well. Golf Hammock has been having trouble with rentals and they have a 6-month minimum on rentals now.

Vice President Report - Everyone gets the red binder with the rules. Please review the compliance requirements.

Treasurer's Report –

Beginning balance -	\$145,271.92
Plus: Income	6,290.00 (maintenance fees)
Less: Expenses	<u>15,445.00</u> (lawn maintenance)
Balance forward	\$136,116.92

Welcome – There are two new residents: Frank and Nancy Hodas on Sugarpine Circle, and Michael and Joan Tress on Sugarpine Circle.

Compliance

Mike addressed some issues with regard to working out discrepancies between neighbors who have a potential violation. Mike would rather neighbors have a conversation with each other regarding the problem and if it cannot be resolved, then Mike (Board) will step in. He would prefer to speak to people directly first. Then if it cannot be resolved, he will send out a formal letter.

The President feels the homeowner should discuss the issue with the Board and have the Board address the proper action to be taken. Compliance Officer and President were going to discuss this further.

REMINDER: Watering days are as follows: Even numbered addresses are Thursday and Sunday. Odd numbers are Wednesday and Saturday. It is best to water at night.

SECURITY REMINDER: Do not put your mail in the mail box with the flag up on Saturday night. Also, be sure to put your garage door down when you leave the area. In these two areas you are exposing yourself to theft. We have a good neighborhood, but problems do happen.

Architectural - None

Insurance - There was discussion regarding insurance companies requiring new roofs at the time of renewal and at the time of sale. Homeowner expressed that if you sell your home and the roof is over 10 years old the buyer will not be able to get insurance until the roof is replaced. Follow up with your own insurance provider to determine what the requirement is under your coverage.

Comments from Members:

A homeowner requested the pipes under the road at the two ends of the Waterwood Park be looked at. They are not draining well. Suggested the debris be cleared out while the water level is down. Nancy Beatty will look at it.

New Business: The Vice President addressed the need to adjust the hour roofers are allowed to begin work. His recommendation is: during the hotter months of April 1 – September 30 roofers be allowed to start at 7:00 instead of 8:00. The motion was presented and approved.

The next meeting will be April 6, 2022.

Motion made, seconded and approved to adjourn the Annual meeting at 4:30.