

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(FINAL) MARCH 10, 2025 Activity Center**

Meeting was called to order by President John Waddell.

Board Directors Present:

John Waddell, Matt Nelson, C Brian Simmons, Norm Sochia, Antonia D'Elia, John Rovero, Nancy Beatty,

Approval of Meeting Minutes:

Motion made by John Rovero to approve February 10, 2025 Board meeting Minutes. Antonia D'Elia Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

There have been Wild hogs damaging some property in Cormorant point. Board wants to thank Judy Trier for her efforts with another successful community sale.

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Golf Hammock Owners Association				
Treasurer Report				
FEBRUARY 2025				
		Budget		
	Description	Line#	Amount	Memo
Date	CHECKING ACCOUNT			
2/1/2025	Beginning Balance		\$460,444.53	
2/3/2025	RUTHIE O'NEILL - BILL PYMT - NB114FA7	31	(\$325.00)	Web Hosting
2/4/2025	Deposit		\$6,375.00	
2/4/2025	Deposit		\$6,375.00	
2/4/2025	Deposit		\$6,750.62	
2/4/2025	Deposit		\$6,750.00	
2/4/2025	Deposit		\$6,750.00	
2/4/2025	Deposit		\$6,750.00	
2/4/2025	Deposit		\$6,849.30	
2/4/2025	Deposit		\$750.00	
2/4/2025	Deposit		\$750.00	
2/4/2025	Deposit		\$3,000.00	
2/7/2025	KDL UNDERGROUND & DEVELOPMENT - BILL PYMT - FB41V5FF	29A	(\$669.00)	Repair Drainage Pipes
2/7/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - 8B81S5FF	12B & 12C	(\$763.40)	Postage & Envelope Printing - Annual Assessment Invoices
2/7/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 1B21U5FF	17D	(\$580.00)	Mowing - January
2/7/2025	DUKE ENERGY - BILL PYMT - GBF1955F	21	(\$46.52)	Fountain
2/7/2025	DUKE ENERGY - BILL PYMT - FBE1155F	21	(\$793.01)	Lighting
2/7/2025	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OBD1T5FF	15B	(\$33.40)	Activity Center Utilities
2/7/2025	DUKE ENERGY - BILL PYMT - FBN1R55F	21	(\$33.41)	West Entrance
2/10/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - 4BH1VFVK	25	(\$950.00)	Accounting-Monthly
2/13/2025	Deposit		\$375.00	
2/13/2025	Deposit		\$2,427.49	
2/13/2025	Deposit		\$6,833.41	
2/18/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 5B21N5XJ	24	(\$1,204.07)	Legal Services
2/18/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - LB11WSXJ	17	(\$1,156.00)	Common Grounds-Lakes & Canals
2/18/2025	Return of Deposit Item Fee	14	(\$15.00)	
2/18/2025	Returned Check -#2577		(\$375.00)	
2/24/2025	NANCY BEATTY - BILL PYMT - 1BV145KX	17C	(\$259.93)	Reimbursement - Flowers & Fertilizer
2/24/2025	LERMA'S LANDSCAPING - BILL PYMT - PBR1CSKX		(\$800.00)	
2/24/2025	BOB SCHROEDER - BILL PYMT - KBX125KX	17F	(\$48.34)	Lights - Entrances
2/24/2025	JOHN C. WADDELL - BILL PYMT - 3BQ155KX	30	(\$200.00)	Reimbursement - Florida Annual Filing Fee
2/24/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - 8B61J5KX	25	(\$767.05)	Accounting Fees
2/27/2025	Deposit		\$3,475.00	
2/27/2025	Deposit		\$375.00	
2/28/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 3B6185PN	24	(\$50.00)	Legal Services
2/28/2025	Ending Balance		\$515,961.22	
		Total Deposits	\$64,585.82	
		Total Payments	(\$9,069.13)	
		Net Change	\$55,516.69	
	SAVINGS ACCOUNT			
2/1/2025	Beginning Balance		\$ 138,807.66	
2/28/2025	Credit Dividends		\$ 1.06	
2/28/2025	Ending Balance		\$ 138,808.72	
Total Accounts Receivable as of the end of February 2025 was \$47,666.65. 86 Lot Owners owe the GHOA money, resulting in over 11% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$100 OR MORE OWED				
EXCLUDING ACCOUNTS WHICH OWE FOR 2025 ASSESSMENTS ONLY				
AFTER PAYMENTS RECEIVED THRU 02/28/2025				
Amount Owed	Address	Lot#		
\$ 808.41	2501 Par Lane	00031		
\$ 808.41	2511 Par Lane	00032		
\$ 4,540.12	2300 Fairway Circle	00053	Lien	
\$ 808.41	2814 Par Rd	00082		
\$ 837.37	3109 Par Rd	00094		
\$ 808.41	3101 Divot Rd	00120		
\$ 808.41	3404 Duffer Rd	00196		
\$ 808.41	2776 Duffer Rd	00221		
\$ 808.41	2766 Duffer Rd	00226		
\$ 808.41	2011 Mulligan Rd	00265		
\$ 802.00	4109 W. Mulligan Ct	00299		
\$ 2,898.13	4309 Duffer Loop	00304	Lien	
\$ 3,416.69	4609 SandWedge Way	00323	Lien	
\$ 808.41	4122 Duffer Loop	00332		
\$ 1,719.13	1308 Putter Ct	00334		
\$ 821.88	4611 Bunker Dr	00460		
\$ 22,311.01	Report Total			
\$ 23,927.83	January Report Total			
\$ (1,616.82)	Decrease From January			

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Nancy Beaty, Chair

Planted more flowers. Going to buy more mulch since it's on sale. Waiting for the water levels to go down before we look to clean out some problem areas.

Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

Nothing to report

Complaints and Violations – Judy Trier, Chair; John Waddell, Board Director

Four Courtesy Letter sent in February

Roads and Drainage – John Rovero, Chair

Road cuts from last summer's work have been repaired by Tillman Court.

Waiting Tillman's assessment and Bid on Eagle and Birdie Court drainage – Do we have enough slope to accommodate drainage repair.

Architectural Review- Timothy Leeseburg, Chair

No Report

Welcoming – Mary Lou Woodard

No Report

Databases and Directories - Antonia Rivera

One new owner on 2617 Par Rd.

Activity Center and Special Events - C. Brian Simmons

No Report

Street Captains - Cindy Bowser and Janet Phipps, Co-Chairs

No Report

Old Business:

- President John Waddell met with the Board Attorney to clarify the changes the Board needs to make to be compliant with the new Florida Statute.
 - Copy of the GHOA insurance will be posted to the website.

New Business:

- There is still one open board position. Application is on the website. Contact Matt Nelson with any questions.
- Beneficial Ownership Information (BOI) reportings no longer required.

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is April 14, 2025 at the Activity Center.

Matt Nelson made a Motion to adjourn the meeting. Norm Sochia Second. Motion approved unanimously.

Members are encouraged to access the GHOA Website to reference the meeting minutes that are subject to approval, and to review the Restrictions, Covenants, and Standing Rules that apply to meeting discussions. www.ghoaonline.com

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs. Actual - No Disclosures
January through February 2025

	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500.00	289,500.00	0.00	100.0%
Estoppel Fee	600.00	3,750.00	(3,150.00)	16.0%
Finance charges	0.00	375.00	(375.00)	0.0%
Fees	0.00	1,000.00	(1,000.00)	0.0%
Garage Sale Income	0.00	260.00	(260.00)	0.0%
Interest Income	2.24	14.00	(11.76)	16.0%
Assessment Write-off	(32.75)	(50.00)	17.25	65.5%
Total Income	290,069.49	294,849.00	(4,779.51)	98.4%
Gross Profit	290,069.49	294,849.00	(4,779.51)	98.4%
Expense				
Annual Assessments	763.40	1,063.56	(300.16)	71.8%
Annual Meeting	160.61	1,138.56	(977.95)	14.1%
Clubhouse Rental	66.81	3,600.00	(3,533.19)	1.9%
Common Grounds	5,890.05	54,732.00	(48,841.95)	10.8%
Garage Sale Expense	0.00	300.00	(300.00)	0.0%
Insurance	1,741.74	8,000.00	(6,258.26)	21.8%
Lighting	1,720.22	9,015.00	(7,294.78)	19.1%
Office Expense	0.00	2,880.00	(2,880.00)	0.0%
Professional Fees	4,596.12	19,800.00	(15,203.88)	23.2%
Security	600.00	3,900.00	(3,300.00)	15.4%
Special Projects	669.00	380,000.00	(379,331.00)	0.2%
Taxes	200.00	185.00	15.00	108.1%
Web Site Maintenance	650.00	4,100.00	(3,450.00)	15.9%
Emergency Use	0.00	10,000.00	(10,000.00)	0.0%
Total Expense	17,057.95	498,714.12	(481,656.17)	3.4%
Net Income	273,011.54	(203,865.12)	476,876.66	(133.9)%