

Golf Hammock Owners' Association, Inc.  
October 10, 2016  
Board Meeting Minutes

**(These Minutes were approved by the Board at the November 14, 2016 General Meeting.)**

**Call to Order:** President George Kibe brought the meeting to order at 7:00 pm.

<b>Roll Call:</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
George Kibe, President; 863-402-8203; <a href="mailto:gwkibe@embarqmail.com">gwkibe@embarqmail.com</a>	X	
J.P. Fane, Vice President ; 863-386-4809; <a href="mailto:jpfane@gmail.com">jpfane@gmail.com</a>	X	
Victor Divietro, Treasurer; 863-381-4264; <a href="mailto:vdivietro@embarqmail.com">vdivietro@embarqmail.com</a>	X	
Mark Walczak, Secretary; 863-658-1658; <a href="mailto:markcsu@comcast.net">markcsu@comcast.net</a>		X
Rose Chupka Cookman, Director; 863-385-2402; <a href="mailto:roseghao@yahoo.com">roseghao@yahoo.com</a>	X	
Nancy Beatty, Director; 863-382-6707; <a href="mailto:nancyab@stratomainet.net">nancyab@stratomainet.net</a>	X	
Bob Schroeder, Director; 863-402-5486; <a href="mailto:bobs1501@outlook.com">bobs1501@outlook.com</a>		X
Marge Schindewolf, Director; 863-386-4083; <a href="mailto:margeschindewolf@comcast.net">margeschindewolf@comcast.net</a>	X	

**Proof of Notice of Meeting:** Meeting notice/draft agenda listed on website and in clubhouse display case on 10/1/16. Signs posted at front /west entrances on 10/8/16.

**Meeting Minutes:** The DRAFT minutes currently posted on the website for the General Meeting of September 12, 2016 were given final approval by the Board.

**Report of Officers:**

**President's Report**

Request For Proposals-- Two Requests For Proposals (RFPs) were generated in September. The first RFP is for "Engineering Services" and the second for "Bio-Swale Renovation". Both RFPs are posted on the GHOA WebSite and were advertised in the "Highlands News-Sun" in accordance with the GHOA Procurement Policy. Advanced copies of the RFPs were also sent to 2 Engineering Companies and 2 Excavation companies for their consideration. Three of the four companies contacted expressed interest in bidding and expect to provide proposals.

Environmental Reserve— A resident questioned GHOA ownership of the Environmental Reserve based on last month's meeting minutes. The board provided the resident proof of ownership. The resident then requested the Board consider divestment of the 19.75 Acre parcel to the state, citing cost to the HOA, and the board's ability to adequately manage the property. George is consulting legal counsel to determine if divestment is a viable option for consideration.

Mail Box Thefts- Mail-Box thefts continue to be a problem in the development. Along with stolen checks, a resident recently had a bogus electronic "Change of Address" filed with the post office that routed their mail to a Miami address. Residents are urged to place out going mail in the mail collection container located at the Post Office. Residents may also place out going mail in one of the 3 locked "out going" mail boxes located in the mail box banks within Golf Hammock. The 3 mail box bank locations are on the Circle, at Hammock Falls and on Par Road.

Mosquito Tablets- A quantity of “Natular DT” Mosquito Tablets, distributed by the Highlands County Extension Office, were secured and placed in the Clubhouse for the convenience of residents. The supply is limited but residents may still receive tablets from the County Extension Office located on George Avenue.

Board Vacancies- Three Board positions are due for election this December. Please consider volunteering and lending your experience and support to the community.

**Vice President’s Report**

No report at this time.

**Treasurer's Report**

Date	Check	Checking Description	Amount	Memo
<b>8/31/2016</b>		<b>Beginning Balance</b>	<b>\$127,965.38</b>	
9/8/2016	9851	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
9/8/2016		Deposit	\$75.00	Estoppels
9/9/2016	9852	Ruthie O'Neill	(\$225.00)	Website
9/12/2016	9848	Pella & Associates	(\$685.00)	CPA / Accounting
9/16/2016	9857	Pella & Associates	(\$17.02)	Accounting / Postage
9/19/2016	9863	Aquatic Weed Control, Inc.	(\$1,101.00)	Lakes & Ponds
9/20/2016	9866	Artistic Frames & Graphics	(\$32.10)	Signage for Front
9/21/2016	9864	Lawn Masters	(\$1,950.00)	Common Grounds - Mowing
9/22/2016	9865	Golf Hammock Golf & Country Club	(\$58.29)	Clubhouse Utilities
9/26/2016	9855	Pella & Associates	(\$685.00)	CPA / Accounting
9/27/2016		DUKE ENERGY	(\$587.72)	Lighting
9/27/2016		DUKE ENERGY	(\$30.96)	West Entrance
9/27/2016		DUKE ENERGY	(\$20.87)	Fountain
9/30/2016	9868	Custom Print Shop	(\$563.48)	Newsletter - Printing
9/30/2016		<b>Ending Balance</b>	<b>\$121,683.94</b>	
<b>Savings</b>				
8/31/2016		<b>Beginning Balance</b>	<b>\$138,494.00</b>	
9/30/2016		Credit Dividends	\$5.68	
9/30/2016		<b>Ending Balance</b>	<b>\$138,499.68</b>	

Delinquent Assessments--GHOA has 11 Lots with delinquent assessments totaling \$3,584. Numerous attempts to collect these have failed. These delinquent accounts will be sent to legal for Property Liens and potential foreclosures.

**Secretary’s Report**

No report at this time.

**Committee Updates:**

**Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)**

A dialogue continues with our contractor, EPI, regarding a start date for the Culvert and Outflow structure re-build serving Lake Elaine. It is still expected to occur around Thanksgiving. Common Grounds will notify residents of closures and detours via Shout-Out and Street Captains.

**Violations/Complaints (Chair: Bob Schroeder)**

There are no Open Violations or Complaints at this time.

**Lakes/Ponds (Chair: Nancy Beatty)**

Lakes and Ponds received a bid for \$3,300 to clean out the ditch connecting Lakes Clara and Elaine. This cost will be included in the 2017 Budget discussions.

**Architecture (Chair: George Kibe)**

Approved Requests:

Owner request to move a fence and paint their residence.

Side bar discussion- Architecture was asked if a resident may paint a "Mural" on their residence. George asked the Board for their opinion. It was determined that a "Mural" is inconsistent with the HOAs enforcement requirement to preserve the exterior appearance of buildings and structures. Therefore "Murals" on residents are not allowed.

**Clubhouse (Chair: Linda Fisher, 863-658-1389, [linda@linakasales.com](mailto:linda@linakasales.com))**

Linda Fisher reported that Clubhouse event attendance is rising.

**Communications, Website/Newsletter (Chair: Rose Chupka Cookman)**

In an effort to reduce costs, the newsletter was re-organized based on a suggestion made in the September general meeting. The newsletter was reduced from 12 pages to 8 pages, resulting in a savings of \$160 printing costs.

On September 25, I notified the Board of my resignation from the newsletter. I would like to thank Joyce Rowe, my eagle-eye proofreader. I also would like to thank the homeowners who have called or emailed me offering their support and suggestions to improve and keep the newsletter. It has been my pleasure to serve you.

**WEBSITE:**

Subscribe for Website Updates- Subscribers are sending positive feedback to the Webmaster and the process is running smoothly.

The home page is in the process of being redesigned. Upon completion, subscribers will be notified.

Google Analytics Report for September 2016: Page Views 983 New Users 273 New Sessions 410

**Database/Directory (Chair: Marge Schindewolf)**

Nothing to Report

**Welcoming (Chair: Joyce Rowe; 863-385-4382; [jannrowe65@gmail.com](mailto:jannrowe65@gmail.com) )**

I met and visited with 3 new residents during September, 2016. I also delivered directories to two residents who had not received one

**Street Captains (Co-Chairs: Cindy Bowser; [clb1919@yahoo.com](mailto:clb1919@yahoo.com) , Linda Schroeder; [lindasfl70@yahoo.com](mailto:lindasfl70@yahoo.com) )**

Nothing to Report

**Old Business:**

- 1. Standing Rule 30 discussion. S.R. 30 No fence can be erected on lakes or the golf course. Enacted September 2013.**

George took an action to generate a revision to the Standing Rule for discussion at the November 14 meeting.

- 2. Undeveloped Lots**

Due to scheduling conflicts the consultation with GHOA's attorney was unable to occur. George will have an update for the November 14 Meeting.

- 3. Budget**

Other than Lakes and Ponds and the pending Proposals for Engineering Services and Bio-Swale Renovation there were no additional 2017budget discussions

**New Business:**

## **1. Newsletter Chair Resignation**

As a result of the resignation of the News Letter Chair, the board discussed a replacement. Victor made a motion that Mark Walczak be appointed as the new Chair. The motion was seconded by J.P. The board voted unanimously to appoint Mark as the new chair of the Newsletter.

### **Member Comments:**

1. A resident requested the Board reconsider the Yield sign placement on Hammock Road and the Circle, allowing Traffic in the Circle the Right of Way. It was noted that this placement is now in compliance with State traffic requirements..
2. The resident then requested the Board consider widening the Circle entrance at this spot and removing the "Rumble Strips" on the Road edge.
3. A resident complained about a horse style trailer being stored on an owners property.
4. A resident complained about Lawn Company and other service companies with large trailers parking on Roadways and sight restricted curves, blocking resident's vehicles.
5. Sebring and Golf Hammock Halloween celebration is Saturday 29 October 6:00-9:00 PM.

### **Next Meeting:**

The next General Board meeting will occur on Monday, November14. Workshop at 6:30 pm, Meeting at 7:00 pm.

**Adjourn:** On a motion by Victor., seconded by Rose, the meeting was adjourned at 8:47 pm.