

GOLF HAMMOCK OWNERS ASSOCIATION, INC

DRAFT MEETING MINUTES SUBJECT TO APPROVAL AT THE JANUARY 18, 2019
BOARD MEETING

7:00 PM, Monday December 9, 2019
Activity Center
(Board Director Workshop at 6:30 p.m.)

Call to Order: The meeting was called to order at 7:00 p.m. by president, Mark Walczak

Director Roll Call:

Mark Walczak, President.	Present
Albert Smith, Vice President	Present
Jim Grace, Treasurer	Present
Richard Smith, Secretary	Present
Nancy Beatty, Director	Present
Linda Fisher, Director	Present
Marge Schindewolf, Director	Present
Malcom Warren, Director	Absent
Vacant Director	

Proof of Notice of Meeting: Posted on the website and at the Activity Center on 11/27/19.
Posted at the entrances on 12/6/19.

1. Final Approval Meeting Minutes: The DRAFT minutes currently posted on the GHOA Website for the November 11, 2019 meeting were unanimously approved on a motion by Albert Smith and a second by Linda Fisher. The DRAFT minutes of the December 2, 2019 special board meeting were unanimously approved on the same motion.

2. Officers Monthly Reports:

President: Mark Walczak

As the calendar year draws to a close, the Board has shifted it's focus to planning for the new year, 2020. The proposed financial budgets and special project plans will be reviewed at today's meeting.

Response from our Members to fill the Director positions on the GHOA Board that become open in 2020 has been weak. The Board may end up in the new year operating with fewer Directors

than are specified in our By-Laws. This hampers the Board in fulfilling it's responsibility to maintain and preserve our Common Grounds and assist our Members in complying with the Deed Restrictions and Covenants. Members are encouraged to step forward and volunteer for one of these openings.

Merry Christmas and Happy New Year.

Vice President: Albert Smith

None at this time.

Treasurer: Jim Grace

The Treasurer's Report is attached at the end of this document along with the 2020 approved budget.

A motion was made by Albert Smith and Seconded by Nancy Beatty to not charge interest on past due member accounts. The motion passed unanimously.

Secretary: Richard Smith

The following members have officially expressed their interest in serving on the GHOA Board:

1. Matthew Nelson:

My name is Matt Nelson and I live with my wife, Jane Nelson at 2612 Lost Ball Dr. We purchased our home in 2016. We really enjoy living in the community. Some of our favorite activities are cruising the neighborhood in our golf cart and playing tennis. We moved to Sebring from the Minneapolis, MN area in 2010. I have been a licensed realtor in Sebring since 2010. I have a lot of pride for our neighborhood and would like to help out by serving.

2. Richard Smith:

I have been a Golf Hammock Resident since March of 2014. I filled a vacancy on the board last spring and would like to continue to serve the community for another 3-year term. I taught secondary science for 9 years in North Dakota and served as a school principal at all grade levels in North Dakota and Michigan for 20 years. I love to travel and have visited over 60 countries.

3. Committee Updates

Common Grounds including drainage, culverts, and roads-Mark Walczak, Acting Chair

The Committee has been working on plans for 2020. The Committee has identified the projects proposed for implementation in year three of the 5 year master plan, has also evaluated other road maintenance and drainage issues needing attention, and has prepared a funding request for the 2020 budget. The Committee has consulted with Cool and Cobb Engineering Co. to assist with these plans, and expects to meet with them again later this month to further refine the plans.

Grounds including Lawns, Landscape, Irrigation, Trees, Lighting/Electrical, Street Signs, Fences-Albert Smith

Regularly scheduled contract landscape maintenance was completed in a timely manner. The regular monthly irrigation checks on the east and west entrance irrigation systems revealed a controller issue with the east entrance irrigation system. The controller was evaluated by DC Irrigation and was determined to be in need of replacement. The controller has been replaced.

The two soil samples sent to the University of Florida showed nutrient deficiencies in the soil where the shrubs are struggling. I met with Clarke Pest Control and discussed the soil test results. Clarke will adjust fertilizer and add lime for ph adjustment, in an effort to improve the soil conditions where needed.

Common Grounds including Lakes and Ponds-Nancy Beatty

Sonar was put into Lake Clara and Elaine. All other Lakes fine.

Complaints and Violations- Linda Fischer, Acting Chair

No Report

Bylaws, Covenants, Restrictions-Mark Walczak, Acting Chair

The Committee continues to work with Attorney Mark Breed to develop the ballot and package of information that must be distributed to all of the Members for their consideration in reviving our Covenants. As of this date, Mr. Breed has not yet provided a finalized version of the documents. The Committee will continue with this effort after the Holidays. The Committee has prepared a funding request for the 2020 budget to provide for the printing and mailing of the Member ballots and the associated one-time legal expenses.

Architectural Review-Malcom Warren, Chair

Approvals November 2019

Lot 85 - build garage

Lot 189 – add addition to home

Data Base and Directories-Marge Schindewolf

We had five new residents for Golf Hammock: HINDERS, Richard; HOFFNER, Kyle & Katie; AUBREY, George; LATHAM, Douglas & Barbara; & FERGUSON, Sandra

For Cormorant Point we had two new residents:
HAYES, Janice; & SCHERZINGER, James & Georgette

Any one requesting changes to the directory please send me an email requesting such. My email address is margeschindewolf@comcast.net

Activity Center and Special Events-Linda Fisher

In month of **November** all activities continued and were well attended, including CPHA and GHOA meetings were held. Game nights: 2nd, 3rd & 4th Tuesdays 7:00pm - 9:00pm. Mah Jongg 9:30am-12:30pm Tuesday and Friday: Book Club on 3rd Wednesday 7:00pm-9:00pm. Bridge on Thursday mornings 9:00 am. Craft Day at Golf Hammock on 1st and 3rd Thursday from 8:00am-6:00pm. Please contact Kathy Saleeba: kathyk2@centurylink.net to reserve a table. The library is open with a good supply of books for community to use - as always, Activity Center seeking more suggestions or ideas. Don't forget the Activity Center is available for private gatherings and can be rented for a small fee.

Events-Linda Fisher

Community Yard Sale scheduled for February 22nd @ Sebring Christian Church. To reserve a table spot contact Karin Heath email: lakaheath@embarqmail.com. Will be on first come basis due to availability.

Welcoming-Joyce Rowe

I had one home visit, and also spoke to a new resident who is still transitioning between here and South Florida. She will call me when ready for a welcome visit.

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

The team members are beginning to pick up information from returning/new northerners.

Website Report

Website Report for month of November, 2019

No. of page views: 913

New Visitors month of: 70.2%

Return Users: 29.8%

Number of Subscribers: 556

Discussion was held as to the direction the board wants to go with further enhancements to our website.

A motion was made by Linda Fisher for Richard Smith, as chair of the Communications Committee, to work with our webmaster, Ruthie to make further enhancements to our website with the underlying assumption that there would be no additional cost beyond what we are already paying for her services. A second was made by Marge Schindewolf and the motion passed unanimously.

4. Old Business:

-Feedback from our attorney regarding questions raised at the November board meeting, re: Trust/Trustee parcel owners and overdue assessments and liens.

The following is the response from our attorney, Mark Breed, regarding the questions raised in November:

Here are brief answers to your questions:

1. I think the trustee of the trust (regardless of whether it's revocable or not) would be recognized as the "owner" of the property and should be eligible to serve on the board.
2. We are required to send a 45 day demand letter for payment of past due assessments before you can file the lien. Once the lien is filed, if you want to foreclose, you have to send another 45 day demand letter. I usually charge somewhere from \$250 - \$500 for the demand letter, the lien, and the release if they pay off.

5. New Business:

-Secretary's report on recruiting efforts and the introduction of candidates for our open 2020 Director positions.

Letters of interest from Mathew Nelson and Richard Smith are included with the Secretary Report above.

-Treasurer presentation of the 2020 proposed financial budget for board approval.

A motion was made by Richard Smith to approve the 2020 budget as presented with the addition of line 25 Office Expense (postage and printing) \$5,150 broken down as: \$150 for regular postage and \$5,000 for Covenant Renewal (postage and printing). A second was made by Albert Smith and the motion passed unanimously.

A copy of the approved 2020 budget is attached at the end of this document.

Adjournment

On a motion by Albert Smith and a second by Linda Fisher, the meeting was unanimously adjourned at 8:13 p.m.

The next meeting of the GHOA Board is the Annual Meeting which is scheduled for January 18, 2020 at 2:00 p.m. at the Sebring Christian Church at 4514 Hammock Road.

The regular January meeting will directly follow the annual meeting.

Treasurer Report

96% of members have paid assessments,30 members are past due

Golf Hammock Owners Association November 2019 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
11/1/2019	Beginning Balance		94,979.44	
11/4/2019	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - LB8CYECE	24	(\$46.77)	West Entrance
11/4/2019	DUKE ENERGY FLORIDA - BILL PYMT - UB1CJECE	24	(\$650.26)	Lighting
11/4/2019	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 6BKCKECE	24	(\$21.87)	Fountain
11/4/2019	E MARK BREED III, P.A. - BILL PYMT - LB1CUEOE	29	(\$676.00)	Legal Fees
11/4/2019	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - EB9CHECE	16	(\$48.61)	Activity Center - Utilities
11/4/2019	RUTHIE O'NEILL - BILL PYMT - 4BMC23QM	46	(\$325.00)	Web Hosting
11/4/2019	E MARK BREED III, P.A. - BILL PYMT - 9BWCVEOE	29	(\$638.80)	Legal Fees
11/4/2019	Deposit		\$150.00	
11/5/2019	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - UBEC6EDF	20	(\$1,740.00)	Common Grounds - Mowing
11/5/2019	AQUATIC WEED CONTROL, INC - BILL PYMT - KBYC7EDF	18	(\$1,101.00)	Lakes & Ponds
11/5/2019	CLARK PEST CONTROL - BILL PYMT - HBYC5EDF	30	(\$75.00)	Mini Roses
11/5/2019	Deposit		\$325.00	
11/7/2019	PELLA & ASSOCIATES P.A. - BILL PYMT - 4B1CX3VV	30	(\$850.00)	Accounting Monthly
11/12/2019	CLARK PEST CONTROL - BILL PYMT - WBDCIEPG	21	(\$230.00)	Ornamental Care
11/18/2019	LERMA'S LANDSCAPING - BILL PYMT - MBZCIE7I	19	(\$600.00)	Common Grounds - Landscaping
11/19/2019	DC IRRIGATION, INC. - BILL PYMT - XBPCAIE8	17	(\$486.00)	Repair Irrigation system both entrances
11/20/2019	ALBERT SMITH - BILL PYMT - 3BRCGE3J	26	(\$28.30)	Soil Samples
11/22/2019	Deposit		\$225.00	
11/25/2019	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 6BQCTE21	16	(\$700.00)	Activity Center - Rent
11/30/2019	Ending Balance		\$87,461.83	
	Savings			
11/1/2019	Beginning Balance		\$138,713.44	
11/30/2019	Credit Dividends		\$5.70	
11/30/2019	Ending Balance		138,719.14	

12/10/2019	Golf Hammock Owners Association			
Rev B	2020 Approved Budget			
Budget				2019
Line#	Description			Amount
REVENUE:				
1	Assessment Write Off			-\$1,000
2	Assessments - 772 Lots @ \$375 / Lot			\$289,500
3	Clubhouse Use Fee			\$0
4	Garage Sale			\$450
5	Interest Income			\$70
6	Fees			\$1,000
7	Attorney Fees Collected			\$0
8	Estoppel Requests			\$4,500
9	Misc. Income			\$0
10	Directory Ads			\$0
11	Property Owner Lawn Maintenance			\$0
			2019 - Revenue	\$294,520
EXPENSE:				
12	Annual Assessments Printing			\$0
13	Annual Meeting			\$1,650
		Printing / Postage	\$1,500	
		Room Rental	\$150	
14	Bank Service Charges			\$24
15	Activity Center			\$9,000
		Rent	\$8,400	
		Utilities	\$600	
16	Common Grounds General Maintenance			\$10,600
		Misc. Repairs	\$1,500	
		Irrigation Maintenance	\$1,600	
		Fencing Maintenance	\$1,500	
		Mulching / Planter Beds	\$3,500	
		Tree Trimming	\$2,500	
17	Common Grounds Lakes & Canals			\$15,000
18	Common Grounds Landscaping			\$10,000
		Monthly	\$7,500	
		Landscape Maintenance	\$2,500	
19	Common Grounds Mowing			\$15,500
20	Common Grounds Pest Control			\$1,800
21	Garage Sale Rental			\$350
22	Insurance			\$7,250
23	Lighting			\$9,000
24	Directory			\$2,600
25	Office Expense (Postage & Printing)			\$5,150
		Regular Postage	\$150	
		Covenant (Printing / Postage)	\$5,000	
26	Office Expense Supplies			\$500
27	Office Expense Other			\$300
28	Professional Fees Legal			\$15,000
29	Professional Fees Accounting			\$10,500
30	Professional Fees Engineering & Consulting			\$2,500
31	Property Owner Lawncare			\$0
32	Security			\$0
33	Special Projects			\$134,900
		Drainage Projects	\$56,900	
		Paving and Road Repair	\$68,000	
		Engineering Work	\$10,000	
34	Florida Annual Filing			\$75
35	Website Maintenance			\$4,100
36	Emergency Allowance			\$10,000
		Total Expenses		\$265,799
		Net Revenues / Expenses		\$28,721
<p>THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT</p>				