

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING FINAL MINUTES MONDAY, May 9, 2022
GOLF HAMMOCK ACTIVITY CENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty.

Board Directors Present:

Nancy Beatty, John Waddell, Matt Nelson, Victoria Dale, Donald Robinson, Robert Schroeder,

Approval of Meeting Minutes

Motion made by Donald Robinson to approve April Minutes with a correction of a change from February to March on the approval of last month's minutes. Second by John Waddell. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Received many calls and emails. Sweep nails and nuts and bolts off Hammock Road at entrance to Golf Hammock

Vice President: Robert Schroeder

Work with committees

Research for SR 30

Assist with notice to homeowners for drainage work start dates.

Cleaned out culverts in Cormorant point and culvert on Hammock Rd

Inspected culvert on Waterwood, do not think it is getting worse but will keep an eye on it.

Confronted solicitors and ordered new No Soliciting signs to be displayed at entrances.

Secretary: Matt Nelson

Had website manager Ruthie correct John McAngus's email.

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
April 2022				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2022 (Including Past Due & 2022)			\$	301,206.06
Amount Paid - January 2022 (including Undeposited Funds)			\$	176,581.25
Amount Remaining - 01/31/2022			\$	124,624.81
Amount Paid - February 2022 (including Undeposited Funds)			\$	44,150.00
Amount Remaining - 02/28/2022			\$	80,474.81
Amount Paid - March 2022 (including Undeposited Funds)			\$	39,104.00
Amount Remaining - 03/31/2022			\$	41,370.81
Amount Paid - April 2022 (including Corrections & Undeposited Funds)			\$	10,723.00
Amount Remaining - 04/30/2022			\$	30,647.81
	Amount Remaining Detail:	#of Lots	Amt Due	
	(\$25.00)	2	\$	(50.00)
	(\$375.00)	1	\$	(375.00)
	\$375.00	39	\$	14,625.00
	\$401.69	1	\$	401.69
	\$403.73	1	\$	403.73
	\$802.00	3	\$	2,406.00
	\$802.10	1	\$	802.10
	\$831.47	1	\$	831.47
	\$845.76	1	\$	845.76
	\$891.94	1	\$	891.94
	\$914.59	1	\$	914.59
	\$1,266.94	2	\$	2,533.88
	\$1,268.08	4	\$	5,072.32
	\$1,344.33	1	\$	1,344.33
	Totals	56	\$	30,647.81
				10.18% of 01/01/2022
				Balance Remains Unpaid
Date	Description	Budget Line#	Amount	Memo
	CHECKING ACCOUNT			
4/1/2022	Beginning Balance		\$ 445,589.60	
4/5/2022	RUTHIE O'NEILL - BILL PYMT - HBHC9L4N	31	(\$325.00)	Web Hosting
4/6/2022	RICHARD SMITH - BILL PYMT - GB8CZXU4	23D	(\$65.00)	Reimbursement - Aerial Maps
4/6/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TBFCIXU4	15B	(\$41.08)	Utilities - Activity Center
4/6/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - 6BNC6XU4	21	(\$51.78)	Fountain
4/6/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - IBXC7XU4	21	(\$767.08)	Lighting
4/6/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - 4BAC8XU4	17	(\$1,101.00)	Common Grounds - Lakes & Canals
4/6/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - YBRC7XU4	21	(\$33.28)	West Entrance
4/11/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - 7BLCKLYZ	25	(\$900.00)	Accounting - Monthly
4/11/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - EBUXHWG	19	(\$1,105.00)	Common Grounds - Mowing
4/20/2022	POLSTON ENGINEERING INC. - BILL PYMT - 2B4C3XW8	29C	(\$2,500.00)	Engineering - Special Projects
4/20/2022	LERMA'S LANDSCAPING - BILL PYMT - 5BXC2XW8	17B	(\$650.00)	Common Grounds - Monthly
4/21/2022	Deposit		\$750.00	
4/21/2022	Deposit		\$4,575.00	
4/21/2022	Deposit		\$4,950.00	
4/26/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1B6C7XCR	15A	(\$700.00)	Activity Center - Rent
3/31/2022	Ending Balance		\$ 447,625.38	
		Total Deposits	\$10,275.00	
		Total Payments	(\$8,239.22)	
		Net Change	\$2,035.78	
	SAVINGS ACCOUNT			
4/1/2022	Beginning Balance		\$ 138,768.22	
4/30/2022	Credit Dividends		\$ 1.14	
4/30/2022	Ending Balance		\$ 138,769.36	

Treasurer John Wadell reported we have greater than \$30,000 past due. There are 7 lots that have over \$1,000.00 past due. Letters have been sent by certified mail informing past due homeowners that they have thirty days to remedy or the lien process will be started. The two checks from last month one was insufficient funds and the other was from a closed account. Neither party has issued alternate payment.

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Victoria Dale, Chair

Planting beds on Golf Hammock Rd & Par Rd. have been cleaned. Many ornamental grasses have been transplanted & rose bushes pruned. Five Ixora plants have been put in & will continue planting as time allows.

In addition, new mulch will be placed following planting of some more new items.

Special thanks to Bob Schroeder, Donnie Robinson & Mike Malloy for their help.

Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

Regular monthly maintenance has occurred.

Complaints and Violations – Robert Schroeder, Chair

3 Closed and 3 newly issued violations

Roads and Drainage – Richard Smith, Chair

Dog Leg Drive maintenance has been initiated and will be completed in about a week. Then the work will shift to Cormorant Point and work on Summertree Dr. Starting at Golf Haven Ter. There are 5 properties there that the drainage swale will be repaired. Also drainage will be repaired starting at the home that sits on the SE corner of Waterwood Dr and Cormorant Pt dr. all the way from the west side of that driveway to the catch basin to increase the flow of water. Most homeowners don't realize there is a "right of way" of space between the road and their property line where the drainage swales exist. Homeowners are encouraged not to install their sprinkler systems all the way to the road in case the HOA has to affect repairs in the "Right of Way".

The East Ditch maintenance has begun as well, and will continue as weather allows.

Architectural Review-Donald Robinson, Chair

1 - a detached garage 1-pool	3903 Duffer RD.
1- fence	3000 Lost Ball Dr.

Total approved 3

Data Base and Directories - Open, Chair

No Report.

Activity Center and Special Events - Linda Fisher, Chair

Activity Center: Continue schedule usage for various meetings, library, crafters and book clubs.

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I left 3 welcome flyers, delivered 1 directory, and welcomed one resident.

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

No Report

Website – Ruthie

Emails Received 8:

New Subscribers: 4

Contacted Us: 4

ShoutOuts 2:

- Volunteers Needed
- Ditch Maintenance Work

Postings/Updates:

- GHOA March Draft Meeting minutes
- New Drainage Report (April 13, 2022)
- GHOA March Final Meeting minutes
- GHOA April Draft Meeting Minutes
- Regular monthly updates to website, calendar, and announcements

Old Business:

- Appoint Board Directors to fill one vacant director positions
 - Norm Sochia
 - To Whom It May Concern
My name is Norm Sochia. I am interested in becoming an officer. I retired from National Grid as a Line Forman. I bought a villa here in Golf Hammock in January 2019. My wife Cindy and myself reside here from November to late April. I was just added as a director on the Golf Hammock Villa Association. I heard there was an open spot on the board. So I decided what better way to become involved. I look forward to becoming part of the team that strives to keep this community great. Thank you for your time and consideration in this matter. I look forward to hearing from you.
Sincerely,
Norm Sochia
315-382-5663
2708 Golf Hammock Dr.
Sebring, FL 33872
 - Donald Robinson made a motion to add Norm Sochia as a board director. Robert Schroeder second. Motion approved unanimously

New Business:

- Tina Robinson has volunteered to take over the Golf Hammock Directory Database
- Standing Rule 30: Fencing
 - Robert Schroeder made a motion to amend the wording of Standing Rule 30. Donald Robinson second. Motion Approved unanimously
 - New Wording

All new fences and repair of old fencing must be approved by the Architecture Committee/GHOA Board prior to installation or repair. Two different styles of fencing may not be joined together under the pretense of repair. Dissimilar style fencing may occur at the property line of neighboring properties. Fencing along lakes, ponds and golf course may not be higher than 4 feet. The fencing must be set back at least 15 feet from lake/pond waterline and golf course out of bounds marker. Stockade fencing of any type/style may not be used in these areas. All other fencing (six foot high maximum) may extend from the rear border to the rear wall of the main dwelling. All fencing may extend from the rear wall to the property line on either/both sides of the main dwelling. Wooden stockade privacy fences are not permitted as initial fencing style. Existing wooden stockade fencing may be repaired with the same style of wooden fencing. If the existing wooden stockade fence is completely taken down, it may not be replaced with the same style. A replacement request will be regulated by new fence installation rules. Each homeowner is responsible for maintaining any fence style/material in condition that maintains the approved Golf Hammock standards of appearance and condition. Fencing may require scheduled maintenance (treatment/waterproofing/power washing) and is the responsibility of the homeowner. Failure to maintain the fencing good condition/appearance may result in the issuance of a violation.
- Standing Rule 36
 - Robert Schroeder made a motion to amend the wording of Standing Rule 36. Donald Robinson second. Motion Approved 4 to 1. John Waddell voted against.
 - New Wording

Any size/style recreational vehicle/camper, boat, jet skis, trailer, and large work equipment is not permitted for a period longer than 3 consecutive days. Parking/Storing is only permitted on hard surface driveways attached to main dwelling or approved out building. The 3 day rule does not permit 3 day yes, 1 day no, 3 day yes, alternating cycle. Additional time may be approved by contacting the Violation/Complaint Committee. Contact information is posted on the GHOA website. Ghoaonline.com

Trailers of any size/style are not permitted overnight parking if directly/indirectly related to the homeowners business or employment. Trailers used by service providers may remain onsite until work is completed.

President Nancy Beatty entertained comments from homeowners present at the meeting.

Mr. Eades asked a question about identifying homeowners that are past due.

Natalie Wilkens, property owner inquired about underage golf cart drivers.

Next Meeting will be Monday Sept 12, 2022

Motion to adjourn made by Robert Schroeder. Donald Robinson Second. Motion passed 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