

**GOLF HAMMOCK HOMEOWNERS' ASSOCIATION**  
**Meeting Minutes**  
**November 5, 2014**

**Members present:** Millie Grime, Sandy Todd, Shirley Kuznarik, Connie Wilhite, Hardric McMillon, Judy Trier, Tom Senior.

**Absent:** None.

Meeting called to order at 7:00 pm by President, Sandy Todd.

**Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com**

The minutes from the October meeting were approved.

**Entrance and Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com**

Palm trees at the front entrance have been trimmed. Trees along Golf Hammock Road need to be trimmed.

**Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com**

- The total income for October was \$907 which included \$900 for advertising and interest of \$7. Total expenditures were \$5,699 which covered common grounds maintenance of \$3,820, electricity of \$686, Newsletter costs of \$449, clubhouse rent and an estimated share of utilities of \$521 (\$31 for September and an estimate for October of \$490 which we now know is too high), website maintenance costs of \$200 and administrative costs of \$22.
  
- The total cash (including savings) at the beginning of October was \$193,194 and decreased to \$188,402 at the end of October since expenses exceeded income by \$4,792.

**Common Grounds**

Hardric McMillon spoke with Donnie at Excavation Point and asked him to look into the drainage problem with Lake Clara and also to determine the cost of fixing the broken drain grate. So far Donnie hasn't gotten back to him with a proposal.

**Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com**

A new house is going up at 3414 Par Road. I will be meeting with the family to go over design/size of home.

Another new house is going to be built on Divot but nothing has been started with the property.

**Lakes**

Sandy Todd reported that the Board has received a renewal agreement from Aquatic Systems who maintains the aeration equipment on Lake Judy in Cormorant Point. The cost is \$132 semiannually. This coming year it will go up to \$135 as of Jan. 2015. Shirley Kuznarik moved

that the Board renew the contract for the year 2015. Seconded by Tom Senior. Tom, Shirley, Millie, Sandy, Connie, Hardric, and Judy voted in favor. There were no objections.

***Clubhouse, Appointed Chairperson, Wendy Hardy, 414-3727, gdhardy54@centurylink.net***

Card game second and fourth (everyone plays the same game) Tues. 7:00 pm.

Game night (people play all different kinds of games) —third Thursday of the month 7:00 pm

Book Club—second Monday, 7:00 pm Clubhouse

Scrapbooking—fourth Monday, 7:00 Clubhouse

Mah Jongg—Tuesdays at 8:00 am Fridays—9:30 am

Bridge—Thursday mornings

***Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com***

- One violation letter was written during the month of October. It concerned an open fire in a backyard in Golf Hammock. Our restrictions and Covenants do not cover this because there is a Florida State law that does. Please check the Florida ruling before you have a fire on your property.
- A neighbor called me concerning the placement of an outdoor toilet on a construction site. I contacted the provider and had the toilet moved to a less noticeable place.
- I also received a call about the sighting of a bear in the neighborhood. Of course, there is nothing I can do about the bears but that resident did notify me again that there were several areas on trash day that are luring vultures in. Of course, if there is food matter left in plastic bags, this is the lure for the vultures and bears. All trash should be put in cans when set out for the garbage men.
- I just want to remind people that the only signs that are allowed in your yard are real estate for sale signs. If you have a contractor doing work at your home and they want to put a sign advertising their business in your yard, please tell them this is not allowed by our restrictions. Just remember, I have to enforce the present restrictions and covenants. I didn't write them.
- When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me, the quicker I can get to the offenders. Thank you all for your cooperation. Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

***Secretary, Millie Grime, 471-9979, cnmgrime@embarqmail.com***

- Elections for FOUR new Board members will be in January of 2015. We are looking for people to run for the Board. Barb Akus, Millie Grime, and Tom Senior's terms are up at that time. Also, John McAngus's position will be vacant due to his resignation.

- To date I have received no formal notification from people who want to run for the Board. Three people have indicated that they will turn in an application, but so far none have. The sign advertising the vacancies on the board has been up for one month (after the meeting I received two resumes of people who wish to run for the Board. We need at least two more people to run).

**PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO HAVE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.**

**CHECK OUT OUR GHOABAY ON OUR WEBSITE. LOTS OF NEW ITEMS.**

*Data Base/Directory, Connie Wilhite, 863-658-1854, wilhite1530@comcast.net*

Thank you street captains once again for all you do. The information you provide helps keep the directory database accurate and up-to-date.

*Roads, Hardric McMillon, 382-9579, hrmcmillon@embarqmail.com*

**Activities for October:**

1. Installed signs at Maintenance Rd. and Golf Hammock Cir.
2. Replaced speed limit sign and post on Par Rd.
3. Replaced stop sign at Par Rd. and Mulligan
4. Replaced post at Lost Ball Dr. and Bunker Dr.
5. Installed Street sign at Hammock Rd. and Lost Ball Dr.
6. Listed below is an assessment of roads done by Tom Senior and I:

Grading System: A-excellent; B-good; C-fair; D-poor

<b>Roads</b>	<b>Condition</b>
Birdie Court	B
Bunker Drive	B
Cormorant Point Drive	B
Cormorant PointCul-de-sac	C
Country Club	C-
Divot	B
Divot Court	C
Divot Lane	C
Duffer Loop	B
Duffer Road	B
Golf Hammock Circle	D
Golf Haven Terrace	B

Lost Ball Court	C-
Mulligan Court East	B
Mulligan Court West	B
9th Tee Court	C
Par Court	C
Par Road (Duffer Road to Mulligan)	B
Par Road (Golf Hammock Road-Duffer Road)	C-
Pitching Wedge	B
Sandwedge Court	B
Sugar Pine	B
Sandwedge Way	B

In 2015, it is recommended that we pave the following roads. In this prioritized order 1) Golf Hammock Circle 2) Par Rd.(Golf Hammock Dr-Duffer Rd) 3)Lost Ball Ct. 4) Par Ct. 5)9th Tee Ct.

Thanks to Don Brewer and Curt Passafume for their assistance with the road work. And thanks to Tom Senior for his assistance with the assessments of the roads.

**Remember:**

- 1 Duke Energy will install a street light in front of your for a monthly fee.
- 2 Report street light outages to Duke Energy by calling 1-800-228-8485.

*Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch, 471-3737, tbroksch@embarqmail.com*

- There was one visitation this month.

***Neighborhood Watch - Volunteer Needed***

**Old Business/New Business:**

- Shirley Kuznarik spoke about Halloween in GH. She stated that she did everything she could possibly do to get police officers to be in attendance. Unfortunately, none were available. She felt that even though the roads were clogged, things went smoothly and indeed there seemed to be less people than last year.
- Judy Trier has set the date for the GH Garage Sale for Saturday, January 10th. She is going to have to raise the fee for vendors in order to hire a police officer to direct traffic. If there is not a good response, she will cancel the sale.

- Tom Senior announced that the Annual Meeting will be on Saturday, January 17th, 2:00 pm at The Christian Church of Sebring (where it was held last year). Tom also spoke about renewing the lease on the clubhouse. He tried to get it for longer than one year with the same terms as the last two years, but Jason wouldn't go along with that. The Board can have the clubhouse for one more year with the same terms as the previous two years. Judy Trier moved that the Board accept the renewal of the lease on the clubhouse for one more year. Tom seconded. Tom, Judy, Millie, Connie, Sandy, Hardric, and Shirley all voted for the motion. Tom Senior then spoke about the difficulty that the Board is having in getting people to run for four offices. Before the night's meeting there was no one who turned in a resume. If no one agrees to run there will only be five people on the Board. Since he is not running again, there will not be a treasurer. He suggested that the job of treasurer be outsourced. It is a time consuming job January, February, and March due to the influx of assessments. Therefore he has asked for bids from three different companies or people. He built into the budget, money to pay for services from a bookkeeper. He suggested that even though we have a turnover of about \$165,000, we get new revenue to pay for a bookkeeper. He felt an increase of ten percent or \$15 in the assessment would cover the cost. Judy Trier moved that there be an increase in the annual assessment of \$15, moving it to \$165. Connie seconded. Tom, Sandy, Connie, Shirley, Judy, Millie, and Hardric unanimously approved the motion.
- Millie Grime discussed the Shout Out Program that the Board is considering to alert residents with e-mail addresses about announcements etc. The Shout Out Program is a free software program that works in conjunction with the GHOA website. The webmaster would use the e-mail addresses to alert residents about emergencies/safety concerns, up-coming events, and any other kind of report that the Board thinks would be important for GH neighbors. In order to be included in the program, residents would have to sign a release slip agreeing that their e-mail address can be included in the e-mail list. The release slip would be sent out with the assessment card so it would not cost more to get it to all 780 residents. Residents would return the permission slip with their assessment by mailing it or putting it in the box at the Clubhouse or the Pro Shop. The e-mails would be in the data base that would be given to the webmaster. Connie would alert Ruthie, the webmaster, when any new permission slips were presented to the welcome committee or street captains. Millie Grime made a motion that the Board send out release slips with the assessment card. Shirley Kuznarik seconded. Tom, Millie, Shirley, Sandy, Connie, Hardric, Judy voted unanimously to accept the motion.

**Neighbors Attending:**

Nancy Senior, William Bauer, Wendy Hardy, Jim and Rose Cookman, Valerie Brown, Lesa Moray, Roland Johnson, Joe Gutticca, Fred Heyeck, Joyce Rowe, Charlie Walther, Lois Worthington, Bob and Deanna Lewis.

**Neighbors' Comments:**

- A resident asked how much carry over there was for the year. Tom Senior reported a \$40,000 carry over for the year to make a grand total of \$165,000. Even though this is a large amount, Tom felt that we should reserve this money for emergencies and generate new income for new services. He also reiterated that it is hard to get paving companies to come in each year to bid on paving projects when we only have a small budget for that each year. By paving every two years we have more money for bigger paving projects and then can get more paving done. He researched into how much money has been spent over the years. Since Golf Hammock was founded, a quarter of a million dollars was spent on roads the first ten years and another quarter of a million dollars was spent on paving the second ten years.
- Sandy Todd discussed the problem with getting people to run for the Board. Several people she has spoken to have said that having it on Wednesday night is a problem since choir practice in many churches is the same night. She felt that if the Board had the general meeting on Tuesday night, we might get more interest from residents. The Board will discuss this for the future.
- Shirley Kuznarik remarked that having the workshop on a different day is a hardship for her. If the Board met right before the general meeting, perhaps that would make it easier on Board members.
- Another resident discussed Halloween and the problems of traffic. She felt that with all the kids and parents walking in the road, there was a real safety risk especially if an ambulance or the police had to come into GH.
- Others spoke about the length of time (6-9). One resident asked residents to go to the commissioner's meeting and ask that the time be reduced to 6:00 to 8:00.

Meeting adjourned at 7:50 pm.

**Millie Grime, Secretary**

Workshop, Tuesday, December 2 at 4 pm, Clubhouse

General Meeting, Wednesday, December 3 at 7 pm, Clubhouse

Annual Meeting, Saturday, January 17 at 2 pm at the Christian Church of Sebring (just beyond West Entrance)