

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING MINUTES MONDAY, MARCH 8, 2021
SEBRING CHRISTIAN CHURCH
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, Bob Schroeder, John Waddell, Matt Nelson, Donald Robinson, Marge Schindewolf

Approval of Meeting Minutes

Motion made by VP Robert Schroeder to approve February Minutes. John Waddell Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

I had around 10 phone calls. I gave telephone numbers to correct director. No problems so far.

Vice President: Robert Schroeder

VP located GHOA speaker system and repaired. Ready for March meeting. Projects have been set in motion to spruce up the entrances and update signage.

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
February 2021				
ASSESSMENT SUMMARY				
	Total Assessments Due 01/01/2021 (Including Past Due)		\$ 312,400.78	
	Amount Paid - January 2021		\$ 211,241.89	
	Amount Remaining - 01/31/2021		\$ 101,158.89	
	Amount Paid - February 2021		\$ 25,029.00	
	Amount Remaining - 02/28/2021		\$ 76,129.89	
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
2/1/2021	Beginning Balance		\$ 371,942.10	
2/1/2021	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - 7BVC177O	17	\$ (210.00)	Common Grounds Lakes & Canals
2/1/2021	JOYCE ROWE - BILL PYMT - 1BOCS7HO	26	\$ (72.78)	Office Supplies
2/1/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - ABFCQ7HO	23	\$ (58.07)	Fountain
2/1/2021	DUKE ENERGY FLORIDA - BILL PYMT - LB6CP7HO	23	\$ (657.74)	Lighting
2/1/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - VBKJC7HO	23	\$ (34.02)	West Entrance
2/2/2021	RUTHIE O'NEILL - BILL PYMT - RBMCC71H	35	\$ (325.00)	Web Hosting
2/8/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - SBGCZ7CI	29	\$ (850.00)	Accounting Monthly
2/10/2021	RICHARD SMITH - BILL PYMT - MBJC7IE9	26	\$ (114.64)	Office Supplies
2/10/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - 9BLCDIE9	26	\$ (13.80)	Office Supplies
2/10/2021	SEBRING CHRISTIAN CHURCH - BILL PYMT - RBSCJIE9	27	\$ (150.00)	Office Expense - Other
2/10/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - FB0CYIE9	19	\$ (120.00)	Common Grounds - Mowing
2/10/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BKCEI39	15	\$ (22.51)	Activity Center - Utilities
2/11/2021	Deposit		\$ 1,052.00	
2/11/2021	Deposit		\$ 6,750.00	
2/11/2021	Night Drop		\$ 3,000.00	
2/11/2021	Night Drop		\$ 6,750.00	
2/11/2021	Deposit		\$ 6,750.00	
2/11/2021	Night Drop		\$ 6,750.00	
2/11/2021	Deposit		\$ 6,750.00	
2/11/2021	Night Drop 02.11.2021		\$ 6,750.00	
2/11/2021	Night Drop		\$ 375.00	
2/11/2021	Night Drop 02.11.2021		\$ 9,623.05	
2/24/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OBRC17XW	15	\$ (700.00)	Activity Center - Rent
2/28/2021	Ending Balance		\$ 423,163.59	
SAVINGS ACCOUNT				
2/1/2021	Beginning Balance		\$ 138,752.10	
2/28/2021	Credit Dividends		\$ 1.06	
2/28/2021	Ending Balance		\$ 138,753.16	

2020 Tax Return was signed and filed.

Committee Reports:

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

Designed new signage and submitted to vendor for final draft. Working on plan of action to spruce up East entry and Islands. Working on signs for speeding and recommendation for roadwork.

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

No problems

Complaints and Violations – Mike Maloy, Chair

Complaint for a loose dog, sent owners letter and I will follow up in 7 days.

Roads and Drainage – Richard Smith, Chair

At this time, we are still waiting for the 2 1/2 week notice from the contractor, EPI, for the start date of the drainage restoration projects. I have received a few questions from members regarding the extent of drainage work to be done. So far, members are mostly grateful that the drainage problems will be addressed. Once I receive the 2 1/2 week notice from EPI, I will be sending out a second letter to affected members with a more definite start date for the drainage projects.

Also a new hole under a road in Cormorant Point was identified near the Cormorant Point Pond. A repair is required. A quote from EPI has been supplied.

Bylaws, Covenants, Restrictions - Albert Smith, Chair

Update submitted by Mark Walczak

The Organizing Committee continues the process of reapplying for the revival of our covenants and restrictions. Bogus Printing reports that the production process for our revival mailing package is almost complete and packages should be in the mail to our Members by Friday, March 5.

To make sure we get our application into the State in a timely fashion, the Committee plans to meet weekly during the ballot counting period to open and record incoming ballots. At the recommendation of Attorney Breed, a minimum of two Committee members will be present when ballot envelopes are opened. And of course, any Board or regular member would also be welcome to attend these sessions. Saturday mornings, time to be determined, at the Activity Center has been suggested for these opening sessions. Since both Nancy and John will retrieve mail from the GHOA mailbox and the Activity Center drop box, they will accumulate ballot envelopes and deliver them to the Activity Center each Saturday morning. Committee member Al Smith has volunteered to securely file the ballots that have been recorded.

Attorney Breed has recommended that we continue counting ballots until we have recorded a majority of Members approving the revival of our Covenants. A majority would be 388 Members, but Breed suggests we shoot for 53%, in case the State chooses to reject one or more ballots for whatever reason. Therefore, our target is 410 Members approving the revival. At this point, we will act immediately to have Attorney Breed submit our application to the State of Florida.

Architectural Review-Donald Robinson, Chair

February Approvals:

Pools: 2

Fences: 3

Painted Homes: 2

Docks: 1

Reroof: 1

Scened Rooms: 2

Data Base and Directories - Marge Schindewolf, Chair

For the month of February we had two new Golf Hammock residents:

RUNYON, Bruce & Mattie of Dog Leg Dr

SIMMONS, Charles & Lorene of Duffer Rd

Kudos to all the street captains for a fantastic job of getting all the directories to our residents. All but a handful received the new directory. Anyone who still needs a new directory please email me: margeschind537@gmail.com and I will make arrangements for you to have your new directory!

Activity Center and Special Events - Linda Fisher, Chair

Activity Center - Due to covid-19, large gatherings for activities are discontinued. Although residents can continue the usage of the library, and gather in small groups.

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I met 2 new residents in February and gave them packets. Delivered one directory to a missed residence on Sandtrap Court.

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

No Report

Website Report for Month of February, 2021

- Published **(2) ShoutOuts** in February:
 - New Golf Hammock Directories
 - 2021 GH Community Yard Sale (Drafted/Posted)

- Posted February Draft Meeting Minutes and January Special Meeting Minutes.

- Revised GHOA Standing Rules #31.

- Added titles for GHOA Board Members in GHOA Document Center.

- Home Page Updates: Posted upcoming events and updated announcements. Received (8) emails through the website and forwarded them to the GHOA Secretary.

- Posted CPHA February 3, 2021 Board of Directors Meeting, Annual Meeting, and Budget.

- Received 8 New Subscribers to the website.

Old Business:

None

New Business:

None

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

Next Meeting Monday April 12, 2021

Motion to adjourn made by Donald Robinson. Marge Schindewolf 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