

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(FINAL) SATURDAY, JANUARY, 2013 SEBRING CHRISTIAN CHURCH**

Meeting was called to order by President Louis Hughes.

Board Directors Present:

John Waddell, Matt Nelson, Donald Robinson, Norm Sochia, Louis Hughes, Kyle Smith, Timothy Leeseburg, Antonia Rivera, James Grace

Approval of Meeting Minutes

Motion made by Donald Robinson to approve December 11, 2023 Board meeting Minutes. John Waddell Second. Motion was approved unanimously.

Officer Reports:

President: Louis Hughes

No Report

Vice President: Donald Robinson

No Report

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

GOLF HAMMOCK OWNERS ASSOCIATION, INC.					
FINANCIAL ANALYSIS - KEY ITEMS					
FOR YEARS 2018 - 2023					
		Checking	Savings	Total	
		Account Balance	Account Balance	Balance	
CASH BALANCES @ 12/31:	2018	\$ 72,503	\$ 138,656	\$ 211,159	
	2019	\$ 79,042	\$ 138,725	\$ 217,767	
	2020	\$ 211,164	\$ 138,751	\$ 349,915	
	2021	\$ 203,236	\$ 138,765	\$ 342,001	
	2022	\$ 214,622	\$ 138,779	\$ 353,401	
	2023	\$ 429,761	\$ 138,793	\$ 568,554	
ACCOUNTS RECEIVABLE BALANCES @ 12/31:	2018	\$ 6,799			
	2019	\$ 15,406			
	2020	\$ 22,311			
	2021	\$ 11,706			
	2022*	\$ 10,351	*Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350		
	2023*	\$ 7,947	*Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750		
		Total Actual	Total Budgeted	Variance	
		Amount	Amount	Favorable (Unfavorable)	
TOTAL EXPENSES VS. TOTAL BUDGET:	2018	\$ 335,096	\$ 359,596	\$ 24,500	
	2019	\$ 280,273	\$ 314,494	\$ 34,221	
	2020	\$ 159,346	\$ 265,799	\$ 106,453	
	2021	\$ 318,002	\$ 375,499	\$ 57,497	
	2022	\$ 285,573	\$ 345,684	\$ 60,111	
	2023*	\$ 83,368	\$ 296,700	\$ 213,331	*Due To Unavailability
					of Vendors for Drainage Work
				Variance	
		Actual Amount Spent	Budgeted Amount	Favorable (Unfavorable)	
SPECIAL PROJECTS ONLY:					
(ROADS & DRAINAGE)					
	2018	\$ 239,866	\$ 254,721	\$ 14,855	
	2019	\$ 184,197	\$ 207,595	\$ 23,398	
	2020	\$ 59,346	\$ 134,900	\$ 75,554	
	2021	\$ 206,631	\$ 256,400	\$ 49,769	
	2022	\$ 186,879	\$ 228,520	\$ 41,641	
	2023	\$ (22,875)	\$ 177,263	\$ 200,138	
	Totals Through 2023:	\$ 854,044	\$ 1,259,399	\$ 405,355	
	2023	n/a	\$ 175,000	n/a	
			Annual Increase Amount	\$ 125	
			Number of Lots	\$ 772	
			Number of Years	5	
			Total Funds Generated Over 5 years	\$ 482,500	

There are 18 owners that still owe assessments for 2023, which includes late charges and interest. All homeowners who owe more than \$1,000.00 have been turned over to the board attorney.

Committee Reports:

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

No Report

Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

No Report

Complaints and Violations – Judy Trier, Chair; Timothy Leeseberg, Board

Two Courtesy Letters sent
Architectural Approval Needed
Lawn upkeep

Roads and Drainage – Louis Hughes, Chair

Properties on Lost Ball will have utilities located.

Architectural Review-Donald Robinson, Chair

1 screen enclosure at front entrance
@2788 Par Rd.
1 install a white plastic rope barrier in the back yard .
@ 2023 Mulligan Rd.
1 solar
@2557 Dog Leg Dr.
1 Garden shed
2913 Par Rd
1 remove & Replace shingles
Put pool solar panels back onto roof in there existing location.
@ 4412 Pitching wedge way.
.

Welcoming – Joyce Rowe

Left two follow up fliers.

Website - Ruthie

New Subscribers: 13

Contacted Us: 5

ShoutOuts: 6

- Golf Cart Parade (4 times)
- Happy Holidays
- Proxy Reminder

Website Postings/Other:

- 2024 Approved budget
- New Architectural Landscaping form
- GHOA November 2023 Final minutes
- GHOA December 2023 Draft minutes
- Regular monthly website updates

End of Year Work

- Database Maintenance
- Conducted annual performance tests
- Searched for broken links and files
- Research/prep for 2024 website redesign

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

No Report

Old Business:

- None

New Business:

- Kyle Smith brought up trimming the trees along Lost Ball Dr. where the storage facility is located.
- Donald Robinson brought up that the Reindeer was stolen from the front entrance. Louis brought up the idea of adding cameras to the entrances. Issue was tabled to check with the Board Attorney.

President Louis Hughes entertained comments from homeowners present at the meeting.

Next Meeting is February 12, 2024 7:00 pm at the Activity Center.

John Waddell made a Motion to adjourn. Kyle Smith Second. Motion approved 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