

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (DRAFT) May 12, 2025 Activity Center

Meeting was called to order by Vice President Timothy Leeseburg

Board Directors Present:

Timothy Leeseburg, Matt Nelson, C Brian Simmons, John Rovero, Antonia D'Elia, Norm Sochia (via facetime), Nancy Beatty

Approval of Meeting Minutes:

Motion made by Antonia D'Elia to approve April 14, 2025 Board meeting Minutes. Norm Sochia Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

John Waddell wanted to let the board know he was unable to attend because he had been admitted to the hospital.

Vice President: Timothy Leeseburg

No Report.

Secretary: Matt Nelson

No Report

Treasury Report: Antonia D'Elia

Golf Hammock Owners Association				
Treasurer Report				
APRIL 2025				
		Budget		
Description		Line#	Amount	Memo
Date	CHECKING ACCOUNT			
4/1/2025	Beginning Balance		\$518,764.76	
4/1/2025	RUTHIE O'NEILL - BILL PYMT - 1BV1J51T	31	(\$325.00)	Web Hosting
4/4/2025	Deposit		\$3,533.75	
4/4/2025	Deposit		\$800.00	
4/8/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - 3BR1MGDO	15A	(\$900.00)	Activity Center Rent-Feb., Mar., & Apr.
4/8/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - NBT1RGDO	24	(\$125.00)	Legal Services
4/8/2025	NANCY BEATTY - BILL PYMT - JB413GDO	17C	(\$215.00)	Reimbursement-Common Grounds-Mulch
4/8/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - VBS1CGDO	17D	(\$785.00)	Mowing-March 2025
4/8/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - RB71KGDO	17	(\$1,156.00)	Common Grounds-Lakes & Canals
4/8/2025	DUKE ENERGY - BILL PYMT - 6B81FGDO	21	(\$33.41)	West Entrance
4/8/2025	DUKE ENERGY - BILL PYMT - LBP15GDO	21	(\$46.32)	Fountain
4/8/2025	DUKE ENERGY - BILL PYMT - HBD14GDO	21	(\$787.49)	Lighting
4/8/2025	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - WBU18GDO	17	(\$260.00)	Bi-Annual Aeration-Compressor
4/9/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - WB11LGR1	25	(\$950.00)	Accounting Fees
4/28/2025	MOW & BEHOLD LLC - BILL PYMT - CBX1N634	17B	(\$225.00)	Ditch Cleaning
4/28/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - EBT1M634	28	(\$450.00)	Traffic Control
4/28/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - TBP1L634	28	(\$300.00)	Traffic Control
4/28/2025	LERMA'S LANDSCAPING - BILL PYMT - HB717634	17A	(\$1,600.00)	Common Grounds-Monthly-March & April
4/29/2025	CLARK PEST CONTROL - BILL PYMT - TBN1O655	17E	(\$575.00)	Insecticide Spray
4/30/2025	Ending Balance		\$514,365.29	
		Total Deposits	\$4,333.75	
		Total Payments	(\$8,733.22)	
		Net Change	(\$4,399.47)	
SAVINGS ACCOUNT				
4/1/2025	Beginning Balance		\$ 138,809.90	
4/30/2025	Credit Dividends		\$ 1.14	
4/30/2025	Ending Balance		\$ 138,811.04	

Committee Reports:

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

Mark Walczak cleaned out the drainage outlets in Cormorant Point Pond. Sprinklers were checked again and two sprinkler heads replaced in the island. Ditch between Hammock Rd and Cormorant Point had its quarterly cleanout.

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

All the reports from the treatments came back normal.

Complaints and Violations – Judy Trier, Chair; John Waddell, Board Director

No Report

Roads and Drainage – John Rovero, Chair

Did a drive around after the recent storms, everything looked normal.

Architectural Review- Timothy Leeseburg, Chair

- 2913 Duffer Rd. – Shutters
- 4806 Duffer Lp. – Paint
- 2913 Duffer Rd. – Fence
- 4201 Bunker Rd. – Fence
- 2792 Duffer Rd. – Roof
- 2304 Lost Ball Dr. – Paint

Welcoming – Mary Lou Woodard

No Report. Board is going to look in to her participation

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - C. Brian Simmons

No Report

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

No Report

Old Business:

- There is still one open board position. Application is on the website. Contact Matt Nelson with any questions.
- President John Waddell will chair a committee which will meet over the summer to establish a plan to continue to comply with the House bills that were enacted last summer.

New Business:

- Norm Sochia made a motion to allow the Board Officers to meet with the attorney over the summer to move forward on foreclosures and liens on eligible properties. John Rovero Second. Motion approved unanimously.

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is September 8, 2025 at the Activity Center.

Matt Nelson made a Motion to adjourn the meeting. Antonia D'Elia 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