

**GOLF HAMMOCK HOMEOWNERS' ASSOCIATION**  
**Meeting Minutes**  
**October 5, 2013**

**Members present:** Sandy Todd, Barb Akus, Millie Grime, Judy Trier, Hardric McMillon, John McAngus.

**Absent:** Tom Senior, Jean Carlton, Shirley Kuznarik

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

Sandy Todd, President, introduced John McAngus as the new chairperson of Common Grounds. John is a new resident who lives on Par Road and works with his son, Brandon, in their construction business. Barb Akus moved that the Board approve John as the chairperson of Common Grounds. Judy Trier seconded. Passed unanimously.

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

The minutes were approved as corrected.

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

The responsibility for Undeveloped Lots in Golf Hammock falls under this title so you all need to know that a letter was sent to all lot owners on Oct. 1. This letter informed them of the new Standing Rule passed by the GHOA Board on September 5, 2013 stating that, "Undeveloped Lots should be mowed as follows: 1 in spring, 2 in summer and 1 in fall (four times a year)." The consequence of violating this rule is spelled out in Article XXII, Section 4 or found on the last page of the new booklet everyone just received in their last newsletter. The lot owners have been given 30 days from October 1 to mow.

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

The total income for September was \$2,303 which included assessments and late payment penalties of \$382, advertising income of \$1,745, reimbursed legal fees of \$100 and interest of \$76.

Total expenditures were \$15,259 which covered common grounds maintenance of \$8,009 of which \$4,668 rent, our share of utilities and supplies of \$525, legal of \$1,214, work done at the West Entrance at the cost of \$4,535, website changes and maintenance of \$200, lot maintenance of \$100 and administrative costs of \$9.

Consequently, the total cash (including savings) at the beginning of September \$166,594 and decreased to \$153,638 at the end of September since expenses exceeded income by \$12, 956.

***Common Grounds, John McAngus, 440-935-4708, johnmcangus@yahoo.com***

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

Approved: 14 by 18 foot screened in attached patio room.

***Lakes, Barb Akus, 314-0255, akusba@centurylink.net***

We had an outbreak of Bladderwort on Lake Elaine. This weed does not root, so it's not too dangerous. It also eats things like mosquito larvae which is a good thing. The bad thing is, it looks bad. Aquatic Weed Control came immediately after I called and sprayed the Bladderwort. The bad thing is that as it dies, the sun will dissipate it. Unfortunately, we did not get steady sun, but lots more rain which kept it floating around in the lake. Several of our residents helped clear the overspill every time it got blocked and threw the dead weed up on the grass. I called Aquatic about this problem and they were here the next day to take away the LOADS of dead weed and whatever was left on the weir.

Unfortunately, the dead weed is not disappearing and is in fact blocking the overspill again. I emailed Aquatic on Saturday and hopefully they will be down early this week to clear it again.

The lakes were all sprayed on Sept 28. The water level is high and will probably remain that way as long as we continue to have daily showers.

Hardric McMillon ordered the signs requested by Cormorant Point (fishing residents only—no swimming allowed). Thank you Hardric. Hardric and Curt Passafume put the signs up. Thank you both.

***Clubhouse Co-ordinator, Barb Akus, 314-0255, akusba@centurylink.net***

The clubhouse has been rented out for Saturday, Nov 16 from 10:00-2:00.

Russ Danser will be having a **Neighborhood Watch** meeting on November 19 at 6:30 with Nell Hayes and committee members. Any interested people are invited to attend.

Tai Chi is still being done twice a week. If you'd like to join, call Sue Beson, 385-9678 for more information.

The ladies (gentlemen are welcome) continue to play Mah Jongg Tuesday and Friday mornings. For more information call Millie Grime at 471-9979.

Bridge is played occasionally.

The library is still active, please take advantage of this great opportunity for free books to read.

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

I have received several complaints for the month of September. Each complaint was handled with a letter.

**All complaints were of the usual variety:**

- Outside landscaping work on Sunday
- Boat on driveway
- Trailer and auto in yard
- Items stacked and vehicles parked by back garage
- Lawns needing sod
- Uncompleted work on front exterior
- RV parked in driveway
- Wood stacked on driveway
- Sprinklers spraying road and getting cars wet

I have gone by each complaint address and have found most people are now compliant to our Covenants or have given a schedule when they would be completed. One homeowner will be working on correcting the front of her exterior as soon as possible. I did find one home that still had the boat in the driveway and will be sending out a second letter.

Golf Hammock used to be known for its pristine lawns and landscaping. Now that our grass growing season is here, it has become very apparent that several homes in our community need to be totally sodded or have large areas that need new sod. Letters have gone out to eight residents and more will be sent in the coming month.

When calling or writing 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 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***

I received calls/emails from 45 more people who wish to receive a hard copy of the newsletter. This brings the total number to 115 people. I'm sure there will be more. Bulk mail rates require at least 300 newsletters be sent. However, if less than 300 people ask for a hard copy, Custom Printing can simply put the newsletter in an envelope and put it through the meter.

I worked with Robert Freeland of Artistic Frames and Images to have signs made for the front and west entrance. Many thanks to my husband, Chuck, who put the signs up so that they couldn't be stolen. I think you all will agree, the signs look wonderful. The west entrance signs will be put in soon.

I bought two boxes to be placed on the doors of the Clubhouse. One is a "real estate" box where we can place extra newsletters and the other is a lockable mailbox so that people can easily put their ballots in it when we vote for our new Board members. Residents can simply drive up to the door and drop their ballot in the mailbox and drive away.

We have four advertisers in our newsletter this month. All Star Tile/All Star Pressure Washing are running two ads and have paid for both for the entire year. Eileen Mculecky of Keller Williams has two ads this month. A new advertiser to our paper is Orange Blossom Tours. Please consider doing business with our advertisers. These ads will also appear on our website.

I am happy to report that Sandy Todd, Hardric McMillon, and Shirley Kuznarik are running for re-election to the Board. If there is anyone else who would be interested in becoming a Board member, please let me know immediately.

***Data Base/Directory, Jean Carlton, 502-727-6911, jnjcarlton@comcast.net***

Sandy Todd reported for Jean Carlton that Jean had 809 names in her data base, 353 have email addresses. Jean sent out notices to all who had email addresses. Only 117 replied. There was no response from 236 people contacted. Jean would like to have all information by Nov 1 and to the printer by Dec 1.

Jean received two bids for the printing of the directory. The lowest bid was from Bogus Printing for \$1650.00 she recommended that we accept this bid. Barb Akus moved that we accept Bogus's bid. Seconded by Judy Trier. Passed unanimously.

The advertising for the directory is going well. Money for the advertising will pay for most of the directory.

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

**Activities for this period:**

Some concerns were expressed by some residents of Cormorant Point about the paving. These concerns were communicated to Donnie of Excavation Point. Steve Fox, Donnie, and I walked the entire newly paved area in Cormorant Point to assess the concerns made. Donnie said that he will address some of the concerns. At the writing of this report, he had not gotten to it as they are behind schedule due to the rain.

- Patched two potholes
- Erected signs on lakes in Cormorant Point

Thanks to Curt Passafume for his assistance.

**Remember:**

1. Duke Energy will install a street light in front of your home 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, Russ Danser, 382-9957, phoenenu@aol.com***

**Reminders:**

1. Keep garage and golf doors closed especially if you are not at home.
2. Keep bushes low around your home.
3. Turn on outside lights at night. A LIGHTED AREA IS A GREAT DETERENT TO CRIME.
4. Keep an eye on your neighbor's property and ask them to keep an eye on yours.

**Old Business**

Judy Trier, chairperson of the community garage sale, reported that the first ever garage sale would be held on Saturday, January 18 at the Sebring Christian Church from 9 am until 2 pm. Residents will be able to rent a 10 x 10 space for \$10.00 and a deposit of \$10.00 that will be returned once the space is cleaned up at the end of the day. Residents can rent as many spaces as they wish but must bring their own tables. Judy will have an application in the next newsletter.

## **New Business**

The annual meeting is tentatively set for the 21 or 23 of January. The Sebring Christian Church as offered their meeting room at no charge. More information is needed to decide on time and place.

A preliminary budget will be forthcoming that is balanced. The actual budget will be passed at the November meeting.

There was a concern about an above ground LP tank that had been placed on a resident's yard. The covenant that covers this violation is the "obnoxious to the eye" clause. It was suggested that the Board have the LP tank fenced so that it cannot be seen.

Some residents have expressed concern about the poor appearance of some of the hedges along Hammock Road. Since the hedges belong to the property owners, there is not much the Board can do to make any changes. It was decided that Sandy speak to the president of Cormorant Point and see if anything can be done.

## **Neighbors Attendance:**

Neighbors attending: Wendy Hardy, Nancy Beatty, Trish Broksch, Ellyn Scholl-Losse, Joyce Rowe, Jim and Rose Cookman, Fred and Nora Norton, Cindy Bowser.

## **Neighbors Comments:**

There were no neighbor comments.

Meeting adjourned at 7:30 pm.

## **Millie Grime, Secretary**

**Workshop**, Tuesday, Nov 5 at 4 pm, Clubhouse

**General Meeting**, Wednesday, Nov 6 at 7 pm, Clubhouse

**WEBSITE ADDRESS: [WWW.GHOAONLINE.COM](http://WWW.GHOAONLINE.COM)**