

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(FINAL) November 11, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President John Waddell.

Board Directors Present:

John Waddell, Matt Nelson, Timothy Leeseburg, Norm Sochia, Ed Claytor, Mike Tress, Anthony Rosalia, John Rovero,

Approval of Meeting Minutes:

Motion made by John Rovero to approve October 23, 2024 Board meeting Minutes. Timothy Leeseburg Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

Several calls have been made to the county to follow up on the debris removal in our community. They explained that they started in the south end of the county and are working their way in our direction. Also, they stated they had been having some difficulty with subcontractors. They assured me that we were on their radar.

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Treasurer: Matt Nelson

Assistance with report provided by John Waddell

Total Payments: \$35,451.14

Total Deposits: \$750.00

Checking Account Ending Balance: \$286,327.38

Amount of outstanding assessments including late charges: \$16,497.59

- A lien has been placed on the property with the largest debt to the GHOA of \$3,901.75. GHOA continues to maintain the lawn of this property.

Committee Reports:

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

There is a photo cell at the front entrance that will be replaced.

Revell Tree service coming to remove some branches from the storm in front of the lake on Duffer

Tree down on Sandwedge Ct will be removed as well.

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

All the reports on weed control have been good. With all the rain the lakes and ponds are a little high.

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

One letter for a stray dog

Roads and Drainage – John Rovero and Ed Clator, Co Chairs

In the past month we took the time to assess current issues and start to identify priority on future projects. One specific item to report are the road cuts that were done in conjunction with the previous drainage project. The asphalt in the cuts are settling. We are going to keep an eye on them for now and get them taken care of at a time when we can mitigate further settling.

Architectural Review- Timothy Leeseburg, Chair

Solar:

- 1501 Divot CT.

- 2130 Dog Leg Dr.

Exterior painting:

- 4114 Par Ct.

Tree removal:

- 4512 Sandwedge Way.

Welcoming – Millie Anderson

Two new homeowners welcomed.

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - Mike Tress, Chair

No Report from Mike Tress. President John Waddell did let the board know that he had conversations with the new lessee of the activity center. They gave a verbal agreement to sublease the activity center to be used as the GHOA currently does for \$300.00 per month. He hopes to have a written agreement to present to the board at the next meeting.

Website - Ruthie

- **Emails/New Subscriptions Received:**
 - **New Subscribers:** 14
 - **Contacted Us:** 5
- **ShoutOuts:** 6
 - Trash Pickup
 - Trash Pickup Update
 - Board Meeting & FEMA
 - Garbage, Yard Waste & Storm Debris
 - General Meeting Agenda
 - Halloween Reminder
- **Website Postings/Other:**
 - Website updates reflecting additions to the GHOA Board and changes in Committee Chairpersons.
 - No minutes received for posting from both GHOA and CPHA during October.

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

No Report

Old Business:

- President John Waddell will send the link to board members with instructions for the required certification for HOA members.
 - Will be requesting a copy of the DL's of board members for a Federal Report identifying current board members that needs to be filed by the end of the year.

New Business:

- 2025 Draft budget was presented to the Board
 - Board members instructed to review and email Matt Nelson with feedback.
 - Draft 2025 budget attached to minutes
 - Budget approval will be voted on in December meeting

- President John Waddell will contact Sebring Christian Church to attempt to secure the date for the January annual meeting. Proposed date is January 25, 2025.
- Norm brought up that 4 street lights in Golf Hammock Villas are being funded by the villas association. No other sub associations pay for their lights, so GHOA will take those over.
- Ed Claytor brought a quote to the board for cutting swales, hauling off excess material, grading, and sodding with bahia sod in Cormorant Point from the entrance to Waterwood Dr on both sides. President John Waddell asked for 2 more estimates.
- Anthony Rosalia brought up that there are spots of dying or dead azaleas in two areas. One on the west side of the entrance and another along the fence on Lost Ball Dr. President John Waddell requested estimates to handle the problem.
- Anthony Rosalia also brought up that he had received some requests to change the paint colors on the entrance. Issue was tabled for the December meeting.

President John Waddell entertained comments from homeowners present at the meeting.

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

Next Meeting is December 9, 2024 7:00 pm at the Activity Center.

John Rovero made a Motion to adjourn. Matt Nelson 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