

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(DRAFT) MONDAY, April 10, 2023 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by Vice President Robert Schroeder.

Board Directors Present:

Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Timothy Leesburg, Louis Hughes, Norm Sochia

Approval of Meeting Minutes

Motion made by Donald Robinson to approve April 10, 2023 Board meeting Minutes. Robert Schroeder Second. Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

None

Vice President: Robert Schroeder

Assisted President in GHOA business

Assisted Drainage Chairperson with plan of action for Lost Ball repairs

Completed process for activation of CEC hearing

Repaired irrigation

Assisted violations/complaints committee

Cleaned up boxes from restoring library

Approved proposals for various repair actions

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
March 2023				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
3/1/2023	Beginning Balance		\$ 519,273.11	
3/1/2023	RUTHIE O'NEILL - BILL PYMT - 3BACNU08	31	(\$325.00)	Web Hosting
3/9/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - JB6CXU6X	25	(\$900.00)	Accounting - Monthly
3/13/2023	REVELL SPREADER SERVICE TREE INC - BILL PYMT - FBQCUPQG	16F	(\$4,290.00)	Tree Timming
3/13/2023	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 8B8C9PSG	17D	(\$745.00)	Common Grounds - Mowing
3/13/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - ZB8CAPSG	15D	(\$33.37)	Utilities - Activity Center
3/13/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - QBICCP5G	17	(\$1,156.00)	Common Grounds - Lakes & Canals
3/13/2023	DUKE ENERGY - BILL PYMT - TBECQPQG	21	(\$44.58)	Fountain
3/13/2023	DUKE ENERGY - BILL PYMT - CB2CTPQG	21	(\$829.68)	Lighting
3/13/2023	BOB SCHROEDER - BILL PYMT - YB3CRPSG	16C	(\$59.66)	Reimbursement for Parts for Irrigation Repair
3/13/2023	DUKE ENERGY - BILL PYMT - GBRCSPQG	21	(\$33.05)	West Entrance
3/15/2023	JOHN C. WADDELL - BILL PYMT - 2B7CWPNH	23A	(\$103.65)	Reimbursement - Postage
3/15/2023	LERMA'S LANDSCAPING - BILL PYMT - IB9CMPNH	17B	(\$650.00)	Common Grounds - Monthly - March
3/27/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - GBHC8PEC	15A	(\$700.00)	Activity Center - Rent
3/28/2023	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - PBRC9P6M	24 & 29X	(\$530.70)	Legal Fees
3/28/2023	RUTHIE O'NEILL - BILL PYMT - FBNCPP6M	31	(\$27.90)	Reimbursement - Website Fees - 2 Years
3/28/2023	BOB SCHROEDER - BILL PYMT - DBLCTPGM	23A	(\$16.26)	Reimbursement - Postage
3/31/2023	Outstanding Deposits		\$12,692.25	
3/31/2023	Ending Balance		\$ 521,520.51	
		Total Deposits	\$12,692.25	
		Total Payments	(\$10,444.85)	
		Net Change	\$2,247.40	
SAVINGS ACCOUNT				
3/1/2023	Beginning Balance		\$ 138,780.92	
3/31/2023	Credit Dividends		\$ 1.18	
3/31/2023	Ending Balance		\$ 138,782.10	
ADDITIONAL INFORMATION:				
98 Owners (12.7%) did not pay their assessments by the 01/31/2023 due date.				
Total Amount was \$52,344.82. Letters, along with Late Charge Invoices and Statements have been mailed. 5 owners received a 30-Day Letter.				
In addition, 1 property has been turned over to the attorney and will be sent a 45-day letter advising the owners they have 45 days to pay or a lien will be placed on the property. Foreclose is an absolute possibility if the balance is not paid once the lien has been recorded.				
As of 03/31/2023 - 53 (6.9%) homeowners still have an amount due. The total amount due as of 03/31/2023 is \$26,946.32. Those homeowners will soon be receiving new invoices for Finance Charges and Statements showing the total amount they currently owe to the Association.				
Filings for Liens and the steps taken for potential Forclosures still continue for these homeowners.				

Any assessment still outstanding as of April 1st will be receiving a finance charge. A new statement will be sent with the total amount owed. The Board is going to be more assertive in the collection process using all tools and resources available including but not limited to the compliance enforcement committee.

Committee Reports:

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

- Completed several planting projects along Golf Hammock Dr and East Entry
- Straightened several sign posts
- Prepared east entry for sod installation
- Approved purging of landscape of east entry
- Irrigation functional checks and repairs

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

March report on weed control was normal ponds are low due to lack of rain.

Complaints and Violations – Judy Trier, Chair

1 complaint. Homeowner has been addressed.

Roads and Drainage – Louis Hughes, Chair

- update on Lost Ball Dr and Pitching Wedge Way
- update on Dog Leg
- Street Surface Report

Meeting with Department of Environmental Protection to discuss waterflow in to the State Park.

Preliminary work is all complete for the Lost Ball / Pitching Wedge Way drain system project. Once a date is established affected homeowners will be notified via letter delivered by our street captains. Driveways and grass taken up to install drainage system will be repaired. All affected homeowners that suffer irrigation damage will be provided a \$100.00.

Architectural Review-Donald Robinson, Chair

2611 Golf Hammock Dr.

Nancy Beaty and I worked together on this project. On Monday, March 24 2023, I contacted Clarke Pest Control to address the Bat problem at 2611 Golf Hammock Dr. They came to the residence on March 26. The immediate problem was contained. The infestation is serious. Neighboring homes have been impacted. Two adjacent homes have been forced to pay out of their pocket for Bat Control services.

Clarke Pest Control advised the detached garage on the premises is also infested with termites and will need to be tented.

- 1 Generator @ 4501 Pitching Wedge Way
- Replace Pool Cage and Replace Solar Panels 3703 Duffer Rd
- Replace Roof 4115 Par Ct
- Replace Roof 2024 Dog Leg

Welcoming – Joyce Rowe

No Report

Emails/New Subscriptions received:

New Subscribers: 7

Contacted Us: 5

ShoutOuts 1:

- Assessment Reminder

Website Postings/Other:

- Business Cards for Louis Hughes, Roads & Drainage
- Tent cards for Louis Hughes & Tim Leeseberg
- 2023 Board Member Listing updates
- Revised Complaint form reflecting Judy Trier as contact
- January/February Meeting minutes
- Regular monthly website updates

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

- Still working on getting updated records of the homeowners.

Old Business:

- None

New Business:

- None

Vice President Robert Schroeder entertained comments from homeowners present at the meeting.

Robert Eades asked about east ditch drainage. Nothing at this time.

Next Meeting Monday May 8, 2023 7:00 pm at the activity center.

Donald Robinson made a Motion to adjourn. Norm Sochia 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