

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING DRAFT MINUTES MONDAY, DECEMBER 13, 2021
GOLF HAMMOCK ACTIVITY CENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Richard Smith, Victoria Dale, Marge Schindewolf

Approval of Meeting Minutes

Motion made by Jim Waddell made a motion to approve November Minutes with change to secretary summation under the treasury report. Victoria Dale Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Met with the Roads and Drainage committee. Directed a few homeowners to Donald Robinson with architectural committee questions. Worked with Victoria Dale with common grounds committee. Answered and directed questions from homeowners.

Vice President: Robert Schroeder

As far as VP assisted with questions or concerns. Continued research/observation into speeding issues in the community. Picked up some solar advertising signs that were still in yards after work was complete.

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
November 2021				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2021 (Including Past Due)		\$	312,400.78	
Amount Paid - January 2021 (Includes Undeposited Funds)		\$	211,241.89	
Amount Remaining - 01/31/2021		\$	101,158.89	
Amount Paid - February 2021 (Includes Undeposited Funds)		\$	25,029.00	
Amount Remaining - 02/28/2021		\$	76,129.89	
Amount Paid - March 2021 (Includes Undeposited Funds)		\$	37,183.86	
Amount Remaining - 03/31/2021		\$	38,946.03	
Amount Paid - April 2021		\$	2,075.00	
Amount Remaining - 04/30/2021		\$	36,871.03	11.8% of 01/01/2021 Balance
Amount Paid - May 2021		\$	9,560.89	
Amount Remaining - 05/31/2021		\$	27,310.14	8.7% of 01/01/2021 Balance
Amount Paid - June 2021		\$	3,036.61	
Amount Remaining - 06/30/2021		\$	24,273.53	7.8% of 01/01/2021 Balance
Amount Paid - July 2021		\$	1,500.00	
Amount Remaining - 07/31/2021		\$	22,773.53	7.3% of 01/01/2021 Balance
Amount Paid - August 2021		\$	752.00	
Amount Remaining - 08/31/2021		\$	22,021.53	7.0% of 01/01/2021 Balance
Amount Paid - September 2021		\$	-	
Amount Remaining - 09/31/2021		\$	22,021.53	7.0% of 01/01/2021 Balance
Amount Paid - October 2021 - Including Posting Corrections		\$	6,547.61	
Amount Remaining - 10/31/2021		\$	15,473.92	5.0% of 01/01/2021 Balance
Amount Paid - November 2021 - Including Posting Corrections		\$	375.00	
Amount Remaining - 11/31/2021		\$	15,098.92	4.8% of 01/01/2021 Balance
	Amount Remaining Detail:	#of Lots	Amt Due	
	\$375.00	11	\$ 4,125.00	
	\$377.00	0	\$ -	
	\$400.00	1	\$ 400.00	
	\$402.00	1	\$ 402.00	
	\$415.09	1	\$ 415.09	
	\$434.00	0	\$ -	
	\$802.00	8	\$ 6,416.00	
	\$863.61	1	\$ 863.61	
	\$1,238.61	2	\$ 2,477.22	Rec'd Pmt on Both in Dec.
	Totals	25	\$ 15,098.92	
			\$ -	
Notes:	1) Collection Letters sent to members with amounts owed of less than \$1,000.00			
	2 One member with an amount due of \$1,238.61 as of 10/01/2021 paid \$375.00 leaving an amount due of \$863.61. Account had already been turned over to attorney before the payment was made.			
	3) A member who owed \$1,238.61 sold their lot and funds have been received from the title company.			
	4) The 2 members who currently \$1,238.61 have been turned over to attorney and the lien process has been begun.			
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
11/1/2021	Beginning Balance		\$ 215,122.53	
11/5/2021	RUTHIE O'NEILL - BILL PYMT - JBIC7KK1	35	(\$325.00)	Web Hosting
11/5/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OB2CVKZY	15	(\$80.12)	Activity Center - Utilities
11/5/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - SB0COKZY	23	(\$50.29)	Fountain
11/5/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - RBHCOKZY	23	(\$651.77)	Lighting
11/5/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 4BCCPKZY	19	(\$1,200.00)	Common Grounds - Mowing
11/5/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - 7B7CUKZY	23	(\$28.34)	West Entrance
11/9/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - VBRCNK53	29	(\$850.00)	Accounting - Monthly
11/17/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - OBHCERGO	17	(\$1,101.00)	Common Grounds - Lakes & Canals
11/17/2021	E MARK BREED III, P.A. - BILL PYMT - OBIC5KGO	28	(\$325.00)	Legal Fees
11/23/2021	SOLID GROUND LANDSCAPES - BILL PYMT - 3BTCPKHT	36	(\$200.00)	Emergency Allowance
11/23/2021	REVELL SPREADER SERVICE TREE INC - BILL PYMT - VB1CQKHT	16	(\$3,200.00)	General Maintenance - Tree Trimming
11/23/2021	LERMA'S LANDSCAPING - BILL PYMT - MBUCNKHT	18	(\$650.00)	Landscaping - Monthly - November
11/26/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - GBECUKD7	15	(\$700.00)	Activity Center - Rent
11/30/2021	Deposit		\$625.00	
11/30/2021	Ending Balance		\$ 206,386.01	
	Total Deposits		\$625.00	
	Total Payments		(\$9,361.52)	
	Net Change		\$ (8,736.52)	
SAVINGS ACCOUNT				
11/1/2021	Beginning Balance		\$ 138,762.48	
11/30/2021	Credit Dividends		\$ 1.14	
11/30/2021	Ending Balance		\$ 138,763.62	

Treasurer John Wadell reported 15,100 outstanding past due assessment amounts. There were 2 remaining homeowners with assessments in excess of \$1200.00. Payments were received from both homeowners in December. Lease was signed for activity building for 2022.

Committee Reports:

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

All tree trimming in 9 different areas has been completed by Revell Tree Service & the bill has been submitted for payment.

No calls or complaints to me regarding any other issues with Common Grounds
Sprinkler zones in good working order

Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

All lakes and ponds were checked. Cormorant Point pond was sprayed for weeds. Note about fishing access for residents on the lakes and ponds. Fishing is allowed for residents on Lakes and ponds that have access without the use of another homeowners property.

Complaints and Violations – Robert Schroeder, Chair

Zero Violations

Three Courtesy Visits

Roads and Drainage – Richard Smith, Chair

The Roads and Drainage Committee met with Drew Jones from Polston Engineering on December 9 at the Activity Center. The focus of the meeting was to review the draft engineering report for several areas that may need further drainage remediation.

Mr Jones noted that the rainfall events that we had at the end of September that caused standing water issues were spotty but near historic levels in some areas. He indicated that there were measurements in some local areas of 7-10 inches in a short period of time. It was noted that we should take this into account when deciding on further major remedial actions

The problem areas that were noted at the end of September include Lost Ball Drive, the corner of Cormorant Point Drive and Waterwood Drive, Cormorant Point Drive from address 3602 to 3410, and the West side of Summertree Drive.

The engineering report also included several recommendations for Dog Leg Drive which is a new project.

For Lost Ball Drive, it is recommended that we verify the status of the outflow from the catch basin at 9th tee court. Outflow verification should be done before deciding on further remediation that would channel more water from Lost Ball to 9th Tee Court. Mr Jones indicated that it would make sense to monitor Lost Ball Drive through the next rainy season to see if there are further instances of standing water that persist for more than 48 hours. During this time, we can verify outflow from 9th tee court.

It was also noted that during very wet rainy seasons, it is not uncommon for water to persist for periods longer than 48 hours. The report also mentioned that standing water in the swales is not necessarily a bad thing as it promotes evaporation, percolation, and tends to help keep water off of the roadway.

For Cormorant Point Drive from 3602 to 3410, swales will need to be reshaped. There may also be driveways that will need to be replaced with the proper dip in the HOA right of way.

The corner of Cormorant Point Drive and Waterwood has a driveway that needs to be reshaped to include the appropriate amount of dip to allow for water to flow.

The west side of Summertree drive needs swale restoration to the catch basin located on that side of the street.

On Dog Leg Drive, the recommendation is to reshape the swales and driveways from house number 2007 thru approximately 2124. At the terminal area of restoration near 2124, a catch basin and culvert would be installed to extend under Dog Leg and empty into the preserve. Sock

pipe would also be installed along this area and tie into the catch basin before outflowing through the culvert under Dog Leg Drive.

A copy of the complete final draft of the engineering report will be posted on the Golf Hammock Website in the Document Center. The document is titled Golf Hammock Drainage report.

Additional projects recommended for completion during the 2022 budget year will be reported upon final adoption of the 2022 budget.

Architectural Review-Donald Robinson, Chair

4 Approvals
1 screen room
1 new roof
2 solar panels

Data Base and Directories - Marge Schindewolf, Chair

Total of 5 new residents for Cormorant Point community. No new Golf Hammock residents.

Activity Center and Special Events - Linda Fisher, Chair

No Report

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I left welcome flyers at 4 homes, and delivered 2 welcome packets.

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

No Report

Website – Ruthie

Published 2 ShoutOuts:

- Meeting Agenda for November 8, 2021 General Board Meeting
- Vehicle Safety Alert

Emails Received: 17:

- New Subscribers: 14
- Email Received: 3

Website Postings:

GHOA

- Revived Articles of Incorporation, By-Laws & Covenants & Restrictions
- Monthly website updates

CPHA

- October, 2021 Meeting Minutes
- First Amendment to the By-Laws of the Cormorant Point Homeowners Association: Revived By-Laws
- First Amendment to the Addendum to By-Laws, Rules, Regulations & Clarifications
- Second Amendment to the Addendum to By-Laws, Rules, Regulations & Clarifications
- Archived CPHA Governing documents

Old Business:

- None

New Business:

- Approval of 2022 Proposed Budget
 - Robert Schroeder made a motion to approve the budget. Donald Robinson Second. Motion approved unanimously.
- Annual Meeting will occur January 15, 2022 at Sebring Christian Church at 2:00 pm.
- John Waddell brought up a question about rental units. He wanted to know if we are doing something to confirm owners and renters are following the rules.
- Robert Schroeder brought up that the board needs to clearly define what we determine is a rental to clarify.
- Donald Robinson brought up that we need to address the speeding problem.

President Nancy Beatty entertained comments from homeowners present at the meeting.

Homeowner who lives in the Golf Hammock patio homes inquired about putting in individual mailboxes. Robert Schroeder will inquire about that and report at the next meeting.

Next Meeting will be the Annual Meeting

Motion to adjourn made by marge . Donald Robinson Second. Motion passed 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