

Golf Hammock Owners' Association, Inc.

March 13, 2017

Board Meeting Minutes

Call to Order: President George Kibe brought the meeting to order at 7:00 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com	X	
Linda Fisher, Director; 863-658-1389; linda@linakasales.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 03/06/17. Signs posted at front /west entrances on 03/09/17.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Board Meeting of February 13, 2017, were given final approval by the Board.

Report of Officers:

President's Report

Cool and Cobb completed and delivered the Eagle Court drainage study. Details reviewed with and included in Common Grounds Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane) Committee update..

Modica & Associates conducted an onsite inspection of the 20 Acre Environmental Preserve on January 31, 2017. delivered their assessment of potential maintenance activities for the Environmental Preserve. Details included in Common grounds Environmental Preserve Committee update.

Traffic Study on Par Road.- The results of the Traffic study prompted me to discuss a Traffic Enforcement agreement with Sheriff Paul Blackman. I am requesting the Board give approval for the Sheriff's department to enforce State Traffic Laws within the boundaries of entire Golf Hammock development.

Sebring Hills vacant property Gun Fire- I discussed with Sheriff Blackman the ongoing safety concerns with gunfire, off-road vehicle traffic, and intruders emanating from the vacant Sebring Hills area adjacent to Duffer Road and Duffer Loop. The Sheriff requested that citizens call the department when there is activity that causes concern and deputies will be dispatched to investigate.

Vice President's Report

No report at this time.

Treasurer's Report

**Golf Hammock Owners Association
February 2017**

Note: Annual Assessments continue to be collected.

Checking			
Date	Description	Amount	Memo
1/31/2017	Beginning Balance	\$121,134.36	
2/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - MBU9MM50	(\$400.00)	Clubhouse Rent
2/1/2017	GRIFFIN FENCE & CLEARING - BILL PYMT - XBQ9UMGP	(\$790.00)	Perimeter Fencing Replacement
2/1/2017	RUTHIE O'NEILL - BILL PYMT - MBK9WM1G	(\$225.00)	Website
2/3/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - ZBU92MOT	(\$1,101.00)	Lakes & Ponds
2/3/2017	Deposit	\$1,800.00	Assessment Deposits
2/3/2017	Deposit	\$3,200.00	Assessment Deposits
2/3/2017	Deposit	\$3,200.00	Assessment Deposits
2/3/2017	Deposit	\$2,000.00	Assessment Deposits
2/3/2017	Deposit	\$2,400.00	Assessment Deposits
2/8/2017	DC IRRIGATION, INC. - BILL PYMT - OB69WR9	(\$2,099.50)	Front Entrance Irrigation
2/8/2017	Deposit	\$3,600.00	Assessment Deposits
2/8/2017	Deposit	\$3,600.00	Assessment Deposits
2/8/2017	Deposit	\$1,800.00	Assessment Deposits
2/8/2017	Return of Deposit Item Fee	(\$15.00)	Assessment Deposits - Returned
2/8/2017	Returned Check	(\$200.00)	Assessment Deposits - Returned
2/21/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - CB69PMIL	(\$685.00)	CPA / Accounting
2/24/2017	BOB SCHROEDER - BILL PYMT - 1BN99WEF	(\$15.01)	Reimbursement - Yard Sale
2/24/2017	SEBRING CHRISTIAN CHURCH - BILL PYMT - HB699WEF	(\$275.00)	Yard Sale - Donation / Coffee
2/24/2017	CLARKE PEST CONTROL - BILL PYMT - 3BN9TW3F	(\$405.00)	Landscape & Fire Ant Treatments
2/24/2017	JUDY TRIER - BILL PYMT - FBR9CWEF	(\$121.53)	Reimbursement - Yard Sale
2/24/2017	LERMA'S LANDSCAPING - BILL PYMT - UBW9PW3F	(\$630.00)	Common Grounds - Landscaping
2/24/2017	EXCAVATION POINT, INC. - BILL PYMT - SBC9UW3F	(\$5,300.00)	Culvert Repair
2/24/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 4BR9TW3F	(\$465.00)	Common Grounds - Mowing
2/28/2017	Deposit	\$450.00	Assessments / Estoppels
2/28/2017	Deposit	\$3,600.00	Assessment Deposits
2/28/2017	Deposit	\$3,600.00	Assessment Deposits
2/28/2017	Deposit	\$3,600.00	Assessment Deposits
2/28/2017	Deposit	\$2,000.00	Assessment Deposits
2/28/2017	Foreign Item Deposit	\$200.00	Assessment Deposits
2/28/2017	Deposit	\$3,400.00	Assessment Deposits
2/28/2017	Deposit	\$3,600.00	Assessment & Yard Sale Deposits
2/28/2017	Deposit	\$400.00	Assessment Deposits
2/28/2017	Ending Balance	\$150,637.32	
Savings			
1/31/2017	Beginning Balance	\$138,522.98	
2/28/2017	Credit Dividends	\$5.31	
2/28/2017	Ending Balance	\$138,528.29	

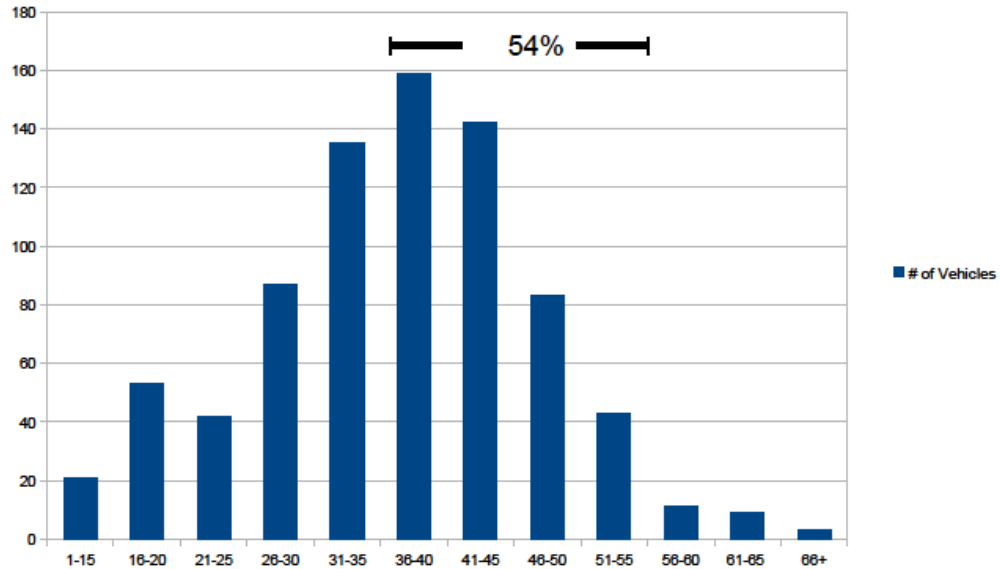
Secretary's Report

The Secretary position was unfilled at the beginning of the Board Meeting.

Committee Updates:

Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane)

A traffic survey was performed at Par and Fairway roads as a result of an owner complaint related to speeding. The survey indicated that 54% of the vehicle surveyed exceed the posted speed limit by 10-30 MPH.



Eagle Court Trade Study--Cool and Cobb completed the Eagle Court trade study and identified that the cause of the issue is that the surface type swale, initially planned between Lots 3 and 4 is not in place. Cool and Cobb's recommendation included regarding of the swale area between Lots 3 and 4 along with construction of a side yard swale. Detailed construction drawings were included in the trade study report.

Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

It was brought to the attention of the Committee that a distressed pine tree located near the tennis court on Bunker Drive has become a safety hazard, and the Committee was directed to have it removed. It was determined that the tree sits on the tennis court property. The property owner was promptly notified and took immediate action to cut down the tree and remove the potential hazard.

At the February Board meeting the Committee presented a proposal for quarterly preventative maintenance and repair of irrigation systems at the east and west entrances. Several Board members asked that the Committee seek additional bids before considering this proposal. Additional bids are being prepared for the March Board meeting.

Routine monthly lawncare, landscape maintenance, and quarterly pest control spraying continued without incident for this reporting period. About 15 dead rose bushes were pulled from the planter beds along Golf Hammock Drive which, along with a recent start up of a fertilization effort, has markedly improved the appearance of these planter beds.

Mark met with John McAngus to discuss repair to the front entrance walls and lighting. Mark and John will be generating the necessary documentation to gather bids for the effort.

Common grounds Environmental Preserve (Chair: George Kibe)

Modica & Associates conducted an onsite inspection of the 20 Acre Environmental Preserve on January 31, 2017. delivered their assessment of potential maintenance activities for the Environmental Preserve.

M&A observed a variety of Category I (most invasive) and Category II (less invasive) as well as native nuisance varieties of wild grape and blackberry, not normally found in undisturbed wetland areas.

It should be noted that dead, dying trees and vegetation are a natural part of a wetlands and no maintenance option will eliminate fuel load build-up, or the likelihood of a wildfire.

M&A provided three Maintenance options;

1. No Action---

No cost. invasive plants will spread and change ecology of the area.

2. Maintenance of Cat I and II Exotic Species--

Enhances wetlands and controls invasive plants

Quarterly treatments for 3 years, semi-annual thereafter

Cost Initial event-\$5,000-\$7,500

Years 1-3 \$8,000-\$10,000 per year

Years 4+ \$4,000-\$5,000 per year

3. Maintenance of Cat I and II Exotic Species and Nuisance vegetation

Most ecologically beneficial (restores wetland)

Quarterly treatments for 3 years, semi-annual thereafter

Cost Initial event-\$8,000-\$10,000

Years 1-3 \$12,000-\$16,000 per year

Years 4+ \$5,000-\$7,000 per year

Violations/Complaints (Chair: Bob Schroeder)

Issued 1 new letter (trailer storage)

5 carryovers (need more time - big corrections) mainly yard work

5 Resolved with visit to homeowners

Lakes/Ponds (Chair: Nancy Beatty)

Jerma's landscaping will be performing the clean-out of the ditch between Lakes Clara and Elaine the first or second week of April.

The lakes and ponds will be chemically treated either March 16 or March 23 dependent

on scheduling.

Architecture (Chair: Linda Fisher)

February Architectural Reviews Report:

Three (3) requests were submitted, (1) installation of shed, (1) repaint of residence and (1) installation of roof. All were and approved.

Activity Center, Clubhouse (Co-Chair: Linda Fisher; Co-Chair Wendy Hardy, 863-414-3727, gdhardy54@centurylink.net)

Continued support and usage of library by community.

Game nights on 2nd, 3rd & 4th Tuesdays are well attended approx. 15-25 residents.

Every Tuesday mornings approx. 4-12 mah jongg players, and every Friday mornings approx. 12-25 mah jongg players.

Every Monday 8 residents play bridge and 4 residents play Thursdays mornings and afternoon 4 residents play bridge/euchre.

Every Wednesday afternoon knitting club approx. 10 residents. Book club on 3rd Wednesdays approx. 10 residents.

The GHOA and GPHA holds monthly meetings and Golf Patio held annual meeting.

In future, more activities can be offered for the community and the Activity Center Committee is seeking suggestions and ideas.

Communications, Newsletter (Chair: Michael Garey)

Nothing to report

Communications, Website (Chair: Rose Chupka Cookman)

On February 27, I met with the Webmaster (Ruthie) and Newsletter Chair (Michael) to discuss the electronic version of a GHOA newsletter. Meeting was productive, and Michael has begun working on the first edition.

The “subscribe for update” button was moved on the home page from the right bottom corner to the top of the page under “Welcome to Golf Hammock.”

The Webmaster will no longer send out links to the information on the website. Subscribers will only receive her email mentioning the information posted to the site. This change is made to force homeowners to the website.

Our website is now secured with SSL certificate. (https)

Upcoming discussions about the website will include advertising and combining the newsletter, subscribe and shout out directories.

Thank you. Rose Chupka Cookman

FEBRUARY 2017 WEBMASTER REPORT

Subscribe for Website Updates:

- Number of new subscribers: **2**
- Number of updates emailed to subscribers: **1**

Shout Outs: Shout Outs sent to subscribers: **2**

- Feb 7 — Yard Sale
- Feb 15 — Volunteer for secretary position

GHOA:

- Preliminary Agenda for Feb 13, 2017 Board Meeting
- Approved minutes for Dec 12, 2016 Board Meeting & Board Reorganization Meeting
- Draft Meeting Minutes for Feb 13, 2017 Board Meeting
- Updated Standing Rules Rev. C
- Monthly Maintenance & Updates
- Updates to mobile website

IMPORTANT SECURITY UPDATE: GHOA WEBSITE IS SECURED WITH SSL CERTIFICATE:

Hyper Text Transfer Protocol Secure (HTTPS) is the secure protocol through which your browser communicates with sites. When using HTTP sites, any data that is transferred can potentially be accessed or manipulated by attackers. However, when using HTTPS sites, data is encrypted and authenticated and therefore secured.

WEBSITE DESIGN CHANGES MADE

- Color scheme
- Video Slide Show
- Moved Subscribe for Updates to top of page
- Slide Show to highlight important information
- Contact form was added for sending emails directly through website. Added to eliminate receiving unwanted emails for Estoppels Requests.

CPHA:

- Meeting Minutes — Feb. 1, 2017 Board Meeting

Website Data: Month of February

Revision Final 04102017

Page Views:1,376

Sessions:533

New Visitors:70.3%

Returning:29.7%

Submitted by Ruthie O'Neill, Webmaster

Database/Directory (Chair: Marge Schindewolf)

One new resident was added at the beginning of March

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Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

No new activity reported this month.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No new activity reported this month.

Old Business

1. Board Secretary position.- No sitting Board Director was willing to assume the Board Secretary's position. It was decided that, at the end of the meeting, George Kibe would resign as President and be nominated for the Secretary's position, JP Fane would be nominated for the President's position, and Bob Schroeder would be nominated for the Vice President's position.
2. Culvert/Drainage Ditch renovation plans for 2017 (Which culverts and bioswales will be addressed in 2017). New estimates. This item was postponed until the

April 10,2017 meeting.

3. Quarterly preventative maintenance and repair of irrigation systems. The board discussed the merits of a maintenance contract and felt the current scope of work and bids fell short of the desired results. Mark was asked to return to the board with a revised Scope of Work, and bids, that included, monthly inspections, as required repairs to sprinkler heads, and time and material rates, for extensive repairs, if required.

New Business:

1. Environment Preserve Action on Recommendations- George made a motion that the Board select Modica and Associates Maintenance Option 1 and take No action on the Category I or Category II invasive species in the Environmental Preserve. Victor seconded the Motion. The Motion passed unanimously.
2. Eagle Court Request for Bid-The Board discussed the result of the Eagle Court drainage study and engineering plan. The Board decided that the work falls within the scope of the Current Bio-Swale effort awarded to EPI, and therefore does not require a new solicitation. EPI will be requested to provide an estimate based on the engineering drawings.
3. Approval of Highlands County Sheriff enforcement of Title XXIII Chapter 316 traffic laws within Golf Hammock(XXIII,Chapter 316.006.2.b.4)-- George made a motion, seconded by Linda, that the Board of Directors of the Golf Hammock Owner's Association, elect to have state traffic laws enforced by the Highlands County Sheriff's Department, on all private roads controlled by the Association. The Motion passed unanimously.
4. Scope of work document for Traffic Circle improvements-- Mark expressed a concern that road maintenance projects budgeted for the year have not yet been documented with a plan of action. Three intersections on the Circle have been a source of complaint. Mark stated his opinion that these intersections are an eyesore and would benefit all members with improvement. These include (1) The intersection of Golf Hammock Drive and the circle, (2) The intersection of Mulligan Road and the Circle, and (3) The standing water issue on the circle and the North West parking lot entrance to the Activity Center/Pro Shop. JP agreed to take this matter to EPI to get a rough estimate for the work.
5. Website and Newsletter Ads- The board discussed paid advertisements on the Website and within the newsletter and decided that no advertisements will be

allowed.

6. Consolidation of the newsletter, shout out and subscribe directories- The board approved the consolidation of the electronic directories.
7. New Waste Collection carts and Covenant Article IX- The board discussed the implications of the larger new waste collection carts and the requirements of Covenant Article IX. Article IX states that “**No garbage, refuse or rubbish shall be kept on any lot. All areas for the deposit, storage or collection of garbage or trash shall be substantially shielded or screened from neighboring property or common areas, including the golf course.**” The new carts can create issues for some owners. There are 35 gallon and 65 gallon carts available for residents as well. Residents can call 863.655 0005 (Waste Connections) or 863.402.7786 (Highlands County) to request smaller carts.
8. Boat Dock Guidance. Linda asked the board for guidance on a request for the installation of a boat dock on Mill's Pond. Linda and Nancy will examine the location to assess the request, notify the requester that they must be able to get a permit for installation, and that their request must be compliant to Covenant Article XII, Article XIII and Standing Rule S.R.4
9. Vote for new Board Officers-- George resigned as President of the Association. This prompted a vote for new officers. JP Fane was nominated for President by Victor, seconded by Rose. JP was approved unanimously. Bob Schroeder was nominated as Vice President by Marg, seconded by Nancy. Bob was approved unanimously. George Kibe was nominated as Secretary by Bob, seconded by Linda. George was approved unanimously.

Member Comments:

None

Next Meeting:

The next General Board Meeting will be held on Monday, April 10, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

Adjourn: On a motion by George seconded by Victor the meeting was adjourned at 9:17 pm.

Respectfully submitted,

George Kibe