

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) September 8, 2025 Activity Center

Meeting was called to order at 7:00 pm by President John Waddell.

Board Directors Present:

Timothy Leeseburg, Matt Nelson, C Brian Simmons, Antonia D'Elia, Norm Sochia (via facetime), Nancy Beatty, John Waddell

Approval of Meeting Minutes:

Motion made by Antonia D'Elia to approve May 12, 2025 Board meeting Minutes. Timothy Leeseburg Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

Scheduled to have a meeting with the Board Attorney which is rescheduled to be completed before next month's meeting.

Vice President: Timothy Leeseburg

Law Enforcement Report:

May 26th - Nothing to report (speed clocked between 20-28)

June 12th - 1 Speed violation - Warning given

June 25th - 2 traffic stops, 2 warnings, 1 citation

July 7th - Nothing to report. Fastest clocked speed was 32

July 23rd - 2 traffic stops, 2 warnings

Secretary: Matt Nelson

No Report

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs Actual - No Disclosures
January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500 00	289,500.00	0 00	100 0%
Estoppel Fee	3,225 00	3,750 00	(525 00)	86 0%
Finance charges	0 00	375 00	(375 00)	0 0%
Fees	1,650 00	1,000 00	650 00	165 0%
Garage Sale Income	360 00	260 00	100 00	138 5%
Interest Income	9 24	14 00	(4 76)	66.0%
Assessment Write-off	(666 88)	(50 00)	(616 88)	1,333 8%
Total Income	294,077 36	294,849 00	(771 64)	99 7%
Gross Profit	294,077 36	294,849 00	(771 64)	99 7%
Expense				
Annual Assessments	763 40	1,063 56	(300 16)	71 8%
Annual Meeting	160 61	1,138 56	(977 95)	14 1%
Clubhouse Rental	2,166 81	3,600 00	(1,433 19)	60 2%
Common Grounds	30,773 80	54,732 00	(23,958 20)	56 2%
Garage Sale Expense	170 16	300 00	(129 84)	56 7%
Insurance	7,232 70	8,000 00	(767 30)	90 4%
Lighting	6,869 85	9,015.00	(2,145 15)	76 2%
Office Expense	0 00	2,880 00	(2,880 00)	0 0%
Professional Fees	13,166 12	19,800 00	(6,633 88)	66 5%
Security	2,850 00	3,900 00	(1,050 00)	73 1%
Special Projects	669.00	380,000 00	(379,331 00)	0 2%
Taxes	200 00	185 00	15 00	108 1%
Web Site Maintenance	2,984 70	4,100 00	(1,115 30)	72 8%
Emergency Use	0 00	10,000 00	(10,000 00)	0 0%
Total Expense	68,007 15	498,714 12	(430,706 97)	13 6%
Net Income	226,070 21	(203,865 12)	429,935 33	(110 9)%

Golf Hammock Owners Association				
Treasurer Report				
AUGUST 2025				
		Budget		
	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
Date	Beginning Balance		\$490,435.96	
8/1/2025	RUTHIE O'NEILL - BILL PYMT - 9BS1C72A	31	(\$325.00)	Web Hosting
8/8/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - GBL1D16A	15	(\$300.00)	Activity Center Fee
8/8/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - 6BH1E16A	17	(\$1,156.00)	Common Grounds-Lakes & Canals
8/11/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - NBQ1K7H3	25	(\$950.00)	Accounting Fees
8/11/2025	DUKE ENERGY - BILL PYMT - XBU1H1LC	21	(\$49.19)	Fountain
8/11/2025	DUKE ENERGY - BILL PYMT - FB3161LC	21	(\$826.55)	Lights
8/11/2025	MIDLAND MOBILE LLC - BILL PYMT - 8BI141LC	29X	(\$150.00)	Property Clean-Up - Charged to Homeowner
8/11/2025	DUKE ENERGY - BILL PYMT - HBW151LC	21	(\$33.40)	West Entrance
8/25/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 6BC1K13H	28	(\$300.00)	Traffic Control
8/25/2025	LERMA'S LANDSCAPING - BILL PYMT - 9B91Z13H	17B	(\$800.00)	Common Grounds - August
8/25/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6BM1813H	17D	(\$3,000.00)	Mowing - July 2025
8/28/2025	Deposit		\$600.00	
8/29/2025	MOW & BEHOLD LLC - BILL PYMT - YBO1F1OJ	17B	(\$225.00)	Ditch Clean Up
8/29/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 4BP1R1OJ	24	(\$125.00)	Legal Services
8/31/2025	Ending Balance		\$ 482,795.82	
		Total Deposits	\$600.00	
		Total Payments	(\$8,240.14)	
		Net Change	(\$7,640.14)	
SAVINGS ACCOUNT				
8/1/2025	Beginning Balance		\$ 138,814.54	
8/31/2025	Credit Dividends		\$ 1.18	
8/31/2025	Ending Balance		\$ 138,815.72	
Total Accounts Receivable as of the end of August 2025 was \$27,329.68. 41 Lot Owners owe the GHOA money, resulting in over 5.3% of the Total Lot Owners.				
			\$772.00	
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$100 OR MORE OWED				
AFTER PAYMENTS RECEIVED THRU 08/31/2025				
Amount Owed	Address	Lot#		
\$ 380.63	3800 Par Rd	00023		
\$ 400.00	3709 Par Rd	00026		
\$ 833.41	2501 Par Lane	00031		
\$ 833.41	2511 Par Lane	00032		
\$ 399.71	3402 Par Rd	00041		
\$ 4,915.72	2300 Fairway Circle	00053	Lien	
\$ 833.41	2814 Par Rd	00082		
\$ 400.00	2808 Par Rd	00083		
\$ 383.41	2802 Par Rd	00084		
\$ 862.37	3109 Par Rd	00094		
\$ 400.00	3003 Divot Rd	00122		
\$ 400.00	3913 Divot Rd	00172		
\$ 406.41	3601 Divot Rd	00181		
\$ 400.00	3806 Duffer Rd	00188		
\$ 400.00	3810 Divot Rd	00236		
\$ 427.09	1800 Chip-It Way	00282		
\$ 827.00	4109 W. Mulligan Ct	00299		
\$ 2,923.13	4309 Duffer Loop	00304	Lien	
\$ 3,441.69	4609 SandWedge Way	00323	Lien	
\$ 399.75	4604 Duffer Loop	00363		
\$ 400.00	4624 Duffer Loop	00367		
\$ 400.00	1905 Dog Leg Dr	00371		
\$ 400.00	2154 Dog Leg Dr	00394		
\$ 400.00	4520 Bunker Dr	00406		
\$ 400.00	2408 Lost Ball Dr	00424		
\$ 846.88	4611 Bunker Dr	00460		
\$ 400.00	4605 Bunker Dr	00461		
\$ 400.00	2537 Dog Leg Dr	00483		
\$ 400.00	2900 Lost Ball Dr	00504		
\$ 400.00	2921 Summertree Dr	CP049A		
\$ 400.00	2516 Par Rd	PR019		
\$ 400.00	2408 Golf Hammock Dr	GPV02A		
\$ 400.00	2702 Golf Hammock Dr	GPV08B		
\$ 400.00	2401 Golf Hammock Drive	00001-1		
\$ 26,314.02	Report Total			
\$ 20,883.47	March Report Total			
\$ 5,430.55	Decrease From March			

Golf Hammock Owners Association				
Treasurer Report				
JULY 2025				
Budget				
	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
Date	Beginning Balance		\$498,589.29	
7/1/2025	RUTHIE O'NEILL - BILL PYMT - UB916HKE	31	(\$325.00)	Web Hosting
7/9/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - GBK1W7VD	15A	(\$300.00)	Activity Center Fee
7/9/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - WBY1N7VD	17D	(\$2,460.00)	Mowing - June 2025
7/9/2025	DUKE ENERGY - BILL PYMT - DB21K7VD	21	(\$33.40)	West Entrance
7/9/2025	DUKE ENERGY - BILL PYMT - PBI1M7VD	21	(\$47.39)	Fountain
7/9/2025	DUKE ENERGY - BILL PYMT - YBX1X7VD	21	(\$811.54)	Lights
7/9/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - JBF11HPH	25	(\$950.00)	Accounting Fees
7/22/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - ZB51L7S8	28	(\$300.00)	Traffic Control
7/30/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 6B51J72W	24	(\$2,270.00)	Legal Services
7/30/2025	LERMA'S LANDSCAPING - BILL PYMT - 7BR1272W	17B	(\$800.00)	Common Grounds - July
7/30/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - GBJ1X72W	17	(\$1,156.00)	Common Grounds-Lakes & Canals
7/30/2025	MOW & BEHOLD LLC - BILL PYMT - UBC1Y72W	16C	(\$100.00)	Sprinkler Repair
7/30/2025	Deposit		\$1,400.00	
7/31/2025	Ending Balance		\$ 490,435.96	
		Total Deposits	(\$1,861.54)	
		Total Payments	\$492,297.50	
		Net Change	\$490,435.96	
SAVINGS ACCOUNT				
7/1/2025	Beginning Balance		\$ 138,813.36	
7/31/2025	Credit Dividends		\$ 1.18	
7/31/2025	Ending Balance		\$ 138,814.54	

Golf Hammock Owners Association				
Treasurer Report				
JUNE 2025				
Budget				
	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
Date	Beginning Balance		\$514,547.38	
6/2/2025	RUTHIE O'NEILL - BILL PYMT - QB81G63H	31	(\$325.00)	Web Hosting
6/9/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - HBJ1GH6G	15A	(\$300.00)	Activity Center Fee
6/9/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - 8BC1R6MY	25	(\$950.00)	Accounting Fees
6/9/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - 4BU1IH6G	17	(\$1,156.00)	Common Grounds-Lakes & Canals
6/16/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ZBE11HSJ	17D	(\$1,735.00)	Mowing - May 2025
6/16/2025	DUKE ENERGY - BILL PYMT - WB219HSJ	21	(\$33.40)	West Entrance
6/16/2025	DUKE ENERGY - BILL PYMT - QBH1SHQJ	21	(\$46.48)	Fountain
6/16/2025	DUKE ENERGY - BILL PYMT - ZB91THQJ	21	(\$743.58)	Lighting
6/16/2025	NANCY BEATTY - BILL PYMT - IBU1DHSJ	16E	(\$320.45)	Reimbursement - Common Grounds
6/16/2025	Deposit		\$2,423.41	
6/16/2025	Deposit		\$70.00	
6/18/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - UB813HRL	28	(\$300.00)	Traffic Control
6/27/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 6BT1ZHYU	24	(\$225.00)	Legal Services
6/27/2025	LERMA'S LANDSCAPING - BILL PYMT - 5BQ18HYU	17B & 17C	(\$880.00)	Common Grounds & Spraying June
6/30/2025	MOW & BEHOLD LLC - BILL PYMT - 6BA1AHWP	17B	(\$225.00)	Common Grounds - Clean Ditch
6/30/2025	Deposit		\$833.41	
6/30/2025	AUTO-OWNERS PREMIUM COLLECT- EFT - INS. PREM - Ck#9657	20	(\$12,045.00)	Insurance - Annual Premium
6/30/2025	Ending Balance		\$498,589.29	
		Total Deposits	\$3,326.82	
		Total Payments	(\$19,284.91)	
		Net Change	(\$15,958.09)	
SAVINGS ACCOUNT				
6/1/2025	Beginning Balance		\$ 138,812.22	
6/30/2025	Credit Dividends		\$ 1.14	
6/30/2025	Ending Balance		\$ 138,813.36	

Committee Reports:

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

Replacing Clarke pest control with Sunny South for spraying of the Azalea bushes. They are doing the job for the same price, but are doing six treatments instead of the four that Clarke was doing. Taking out the shrubs on Lost Ball that have died, except where the RV storage is, and in addition a couple of large branches, Revell tree service to complete the job for \$900.00. Anytime anyone wants to pull some weeds, feel free to help.

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

All reports received have been satisfactory. Nancy reported that she spoke with the treating company and they will be treating again when the pond levels decrease.

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

May 1 to August 31 a total of 17 letters were sent to residents in Golf Hammock.

14 Courtesy letters

2 violation letters

1 final notice.

President John Waddell added that he received an email from a property owner that said they had seen a lot of violations in our community. John responded and let the property owner know the procedure to have a violation addressed by the board is to complete and submit a complaint/violation form. The board is then able to take appropriate actions.

Roads and Drainage – John Rovero, Chair

Project – Eagle and Birdie Court drainage project

To date have received one proposal for this work from Tillman construction

Awaiting proposals from KDL Underground and Salco AG Solutions

Issues under observation. – Depression at corner of driveway at 4812 Duffer Loop – Under road drainage line may be issue. Drainline through to Golf Course connection may be damaged. Excavation will be required.

General drainage observations – some slow drainage along west side of Mulligan to ditch to lake near Par Road

The outlet under Waterwood to Hammock Road appears to be flowing adequately for now.

Architectural Review- Timothy Leeseburg, Chair

1. 2148 Dog Leg Dr. - Whole home generator, propane tanks (2), & privacy fence to cover generator & tanks from road view
2. 3501 Duffer Rd. - Replace 10 windows on back of home
3. 4403 Duffer Lp. - Widen driveway 6 ft. & add walkway to shed
4. 4702 Duffer Lp. - Replace existing fence with new fence black aluminum, add pool & screen enclosure
5. 3310 Divot Rd. - Inground pool, replacing existing fence with white vinyl fence
6. 1906 Dog Leg Dr. - Replacing all windows & entryway door
7. 4402 Duffer Lp. - Plant a palm tree, plants, & shrubs
8. 4405 Lost Ball Ct. - Resurface pool and pool deck
9. 2796 Duffer Rd. - Replace garage door
10. 4201 Duffer Lp. - Install white vinyl fence
11. 4412 Duffer Lp. - Build a garage
12. 4402 Mulligan Ct. - Request for carport in backyard - denied based on standing rules 12 & 28
13. 4600 Pitching Wedge Wy. - Whole home generator & privacy fence to cover from road & neighbor view

Welcoming – Open

Cindy Bowser was asking for more standing rule booklets.

Databases and Directories - Antonia Rivera

Three new owners on Duffer Loop and one new homeowner on Duffer Rd. All have provided requested contact information.

Activity Center and Special Events - C. Brian Simmons

No Report

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

No Report

Website – Ruthie

Website Monthly Report for May-August 2025

Emails/New Subscriptions received:

New Subscribers: 17

Contacted Us: 6

ShoutOuts: 3

- May 12, 2025 Meeting Agenda
- Funeral Notice
- September 8, 2025 Meeting Agenda

Website Postings/Other:

GHOA

- March 10, 2025 Monthly Final Meeting Minutes
- April 14, 2025 Monthly Draft Meeting Minutes
- April 14, 2025 Monthly Final Meeting Minutes
- May 12, 2025 Monthly Draft Meeting Minutes
- Notarized document (Owner) for 4140 Birdie Ct
- Notarized document (Owner) for 4117 Eagle Ct
- Moved 2023 Meeting Minutes to the Archive page
- Checked all document links and all webpages for any issues

CPHOA

- January 8, 2025 Meeting Minutes
- February 5, 2025 Meeting Minutes
- March 5, 2025 Meeting Minutes
- April 2, 2025 Meeting Minutes
- May 7, 2025 Meeting Minutes
- Updated the Realtor and Potential Deed Holders in Cormorant
- Point form

Old Business:

- There is still one open board position. Application is on the website. Contact Matt Nelson with any questions.
- President John Waddell will include in his meeting with the board attorney a question about starting to charge Worldwide Investment Group Inc. for the maintenance of the property they own.

New Business:

- Tim Leesburg had received questions about when Halloween trick or treating will take place in the community. Trick or Treating in GH will coincide when the city of Sebring sets their date.
- Matt Nelson made a motion to have the GHOA attorney perform a lien search on 2300 Fairway Cir. and if our lien is in a favorable position to proceed with next steps. Brian Simmons Second. Motion approved unanimously.

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

Next Meeting is October 13, 2025 at the Activity Center.

Matt Nelson made a Motion to adjourn the meeting. Antonia D'Elia 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

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date:

Time: 7:00

Location: Activity Center

[illegible]