

# GOLF HAMMOCK OWNERS ASSOCIATION, INC

## FINAL MEETING MINUTES

7:00 PM, Monday November 11, 2019

Activity Center

(Board Director Workshop at 6:30 p.m.)

**Call to Order: 7:05 PM, President, Mark Walczak**

### **Director Roll Call:**

Mark Walczak, President.	Present
Albert Smith, Vice President	Present
Jim Grace, Treasurer	Present
Richard Smith, Secretary	Present
Nancy Beatty, Director	Absent
Linda Fisher, Director	Present
Marge Schindewolf, Director	Absent
Malcom Warren, Director	Present
Vacant Director	

**Proof of Notice of Meeting:** Posted on the website and at the Activity Center on 11/01/19.  
Posted at the entrances on 11/09/19

**1. Final Approval Meeting Minutes:** The DRAFT minutes currently posted on the GHOA Website for the October 14, 2019 meeting were unanimously approved on a motion by Malcolm Warren and a second by Jim Grace.

### **2. Officers Monthly Reports:**

**President: Mark Walczak**

At each of our entrances, we have a sign stating that canvassing or soliciting is not permitted in Golf Hammock. These signs are based on Standing Rule 3, “ There is no Solicitation in Golf Hammock.” I wasn’t around in 1995 when this rule was enacted, but I would imagine that our Members at that time, and continuing today, enjoy living in our community without being pestered or interrupted by uninvited individuals or organizations soliciting business. And I’m sure our Members don’t appreciate the litter that results from these soliciting individuals who leave brochures or business cards on door knobs or wedged in mailboxes.

Despite our prohibition, over the past several months I have had to challenge several companies soliciting in our Community, a lawn and landscape company and a real estate company. Having signs posted doesn't always discourage an aggressive business from soliciting. If you find yourself a victim of an uninvited business knocking on your door or leaving literature at your door, please report it to the Association, and we will do our best to address this matter with the business.

Now, those uninvited robocalls interrupting us constantly on our phones is another form of solicitation that regularly interrupts our lives. We can block phone numbers, but that doesn't seem to eliminate the problem. I'm at a loss, any ideas from our Members?

Another sign at our entrances, lately, is the notice that we have several Director positions that become vacated in January 2020. Have you considered volunteering? If you enjoy living in this community, the Association has been established to preserve and protect it by maintaining our common landscapes, roads, lakes, and drainage plans. The Association also assists our Members in complying with our deed restrictions, covenants, and rules. There is no better way to protect your investment and enable your continued enjoyment of the community than to volunteer a little bit of your time to the Association.

**Vice President: Albert Smith**

None at this time.

**Treasurer: Jim Grace**

Treasurer's Report is attached at the end of this document.

Jim again reviewed the A/R Aging Summary provided to all the Board members last month. This summary lists approximately thirty-two Member accounts that are delinquent in paying the annual assessment fee, including seven that represent multi-year delinquencies. This represents almost \$16K in uncollected assessment fees. A discussion ensued, and the Board directed Al to contact Attorney Breed to identify the process steps and the legal costs to attach a lien to some of these delinquent Member parcels.

**Secretary: Richard Smith**

I have received one letter of interest from a member, Matthew Nelson, regarding service on the board. I will forward a copy for your review.

I will be traveling from November 14 through November 20. As such, I plan to send out the DRAFT minutes from our November 11 meeting to board members by Tuesday, November 12. If board members could reply to confirm whether or not they are requesting any changes to the

minutes by 6 p.m. November 13, I will post them before I leave. Otherwise, I will post the minutes when I return after November 20.

Correspondence was sent to the management of the RV storage lot regarding the possibility of installing privacy slats in the chain link fence along the east side of the lot. No response has been received.

In a discussion following this topic, several Board members expressed an opinion that privacy slats in the storage lot would enhance the appearance of the area along Lost Ball Drive. This is private property, so it would take the cooperation of the business owner to implement this enhancement. Mark agreed to contact the business owner in follow up to the correspondence previously sent.

### **3. Committee Reports:**

#### **Common Grounds including drainage, culverts, and roads-Mark Walczak, Acting Chair**

With last month's departure of the Chair for this Committee, all of the individual Members of the Association that had directly participated in the investigation and development of the 5 year plan to address roads, culverts and drainage are no longer available to guide the Plan's implementation. Year one and two have been completed successfully, and it is time to develop and budget for year three activities. With a strong desire to make sure the Members receive all the benefits of the Plan that they agreed to fund, three Directors of the Board have stepped up to serve on the Committee for the remainder of this year, Mark Walczak, Al Smith, and Richard Smith.

The Committee is currently working with our engineering consultant, Cool and Cobb, and our contractor, EPI, to develop and cost out the Plan for year three.

In the discussion following this report, Linda lobbied for the Committee, or perhaps the Lawn and Landscape Committee, to consider the maintenance/clean out of two drainage locations in the 2020 plans. One is a drainage ditch that starts at the 1900 block of Mulligan Road and empties into Lake Clara. The second is the culvert beneath the Lost Ball entranceway at the west entrance.

#### **Common Grounds including Lawns, Landscape, Irrigation, Trees, Lighting/Electrical, Street Signs, Fences-Albert Smith**

Regularly scheduled contract landscape maintenance was completed in a timely manner. The regular monthly irrigation checks on the east and west entrance irrigation systems revealed an underground water leak at the west entrance irrigation system. The leak was located between the controller post and the pump. DC Irrigation has repaired the leak. While on site DC Irrigation

performed irrigation checks (normally scheduled for December) on both the east and west irrigation systems.

I contacted Lerma's Landscaping and Robbin's concerning the underperforming portions of the shrub hedge along Lost Ball Dr at the west entrance area. Each had opinions ranging from lack of water, increased fertilizer needs, and too much competition from the oak trees. I decided to submit two soil samples to the University of Florida. The first soil sample was taken from an area where the shrubs are doing well and the second soil sample was taken from an area where the shrubs are stressed and struggling. The results hopefully will give some clues on why certain portions of the hedge are stressed and struggling.

In the discussion following this topic, Al reported that soil sample results have been received and there are deficiencies in the soil for the stressed shrubs. He is scheduling a meeting with Clarke Pest Control to discuss nutrients and fertilization matters.

An unreadable "No Fishing" sign was replaced on Cormorant Pond.

#### **Common Grounds including Lakes and Ponds-Nancy Beatty**

No report

#### **Complaints and Violations- Linda Fisher, Acting Chair**

Waiting for written form to be submitted on email concern.

#### **Bylaws, Covenants, Restrictions-Mark Walczak, Acting Chair**

For the past month, the Committee continues to work with Attorney Mark Breed to develop the ballot and package of information that must be distributed to all the Members for their consideration in reviving our Covenants.

#### **Architectural Review-Malcom Warren, Chair**

Approvals October 2019

Lot 426 – build shed, extend lanai, paint house  
4415 Bunker Dr. - erect a TV antenna tower

Malcolm reports that the Committee has directed Attorney Breed to proceed with the pre-suit mediation for the driveway reconstruction violation at Lot 274. Our Attorney is meeting with the Member's attorney to select a mediator practicing in Highlands County to conduct the mediation process.

### **Data Base and Directories-Marge Schindewolf**

For the month of October we had three new residents for Golf Hammock & one new resident for Cormorant Point.

Golf Hammock: Michael & Jennifer Mattison  
Anthony & Luis Escobar  
Michael Maloy

Cormorant Point: Mary Ann Cousino

We will be distributing more directories at the annual meeting.

Also, I will be out of town for the week of Nov 10th - 16th, & will not be able to attend the next board meeting.

### **Activity Center and Special Events-Linda Fisher**

In month of October all activities continued and were well attended, including CPHA and GHOA meetings were held. Game nights: 2nd, 3rd & 4th Tuesdays 7:00pm - 9:00pm. Mah Jongg 9:30am-12:30pm Tuesday and Friday: Book Club on 3rd Wednesday 7:00pm-9:00pm. Bridge on Thursday mornings 9:00 am. Craft Day at Golf Hammock on 1st and 3rd Thursday from 8:00am-6:00pm. Please contact Kathy Saleeba: [kathyk2@centurylink.net](mailto:kathyk2@centurylink.net) to reserve a table. The library is open with a good supply of books for community to use - as always, Activity Center seeking more suggestions or ideas. Don't forget the Activity Center is available for private gatherings and can be rented for small fee.

### **Events:**

Community Yard Sale tentatively on February 29, 2020. More information will be provided in upcoming months.

### **Welcoming-Joyce Rowe**

I received no new resident forms for October. I still have received no response to my efforts to contact the last new resident from September.

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

Street captains continue to monitor their routes and greet new residents. We meet a few new folks almost every month.

## **Website Report**

No. of page views: 923

New Visitors month of: 74.6%

Return Users: 25.4%

Number of Subscribers: 553

## **New Website Presentation**

Scheduled for Monday, November 11, 2019 at the Workshop. This presentation was postponed due to the unavailability of our Webmaster. It will be rescheduled.

## **4. Old Business:**

- Closure on an open architectural review violation for Lot 27, and remaining expenses.

A motion was made by Jim Grace to discontinue further pursuit of the remaining expenses related to the Architectural Review of Lot 27. The motion was seconded by Albert Smith and unanimously approved by the directors present.

## **5. New Business:**

- Year end schedule of events, 2020 budget, Annual Meeting.

A list of year end activities for the board was distributed and discussed.

A 2020 revenue and expense budget would need the Board's approval at the December 9 Board meeting. In order to accomplish this task and meet the December meeting target date, Jim suggested that the Board call for a special meeting with the specific agenda of a budget workshop. A special meeting to consider the 2020 budget was scheduled for December 2, 2019 at 6 p.m. at the Activity Center.

The Annual Membership meeting has been tentatively set for January 18, subject to final arrangements made by Richard.

## **Adjournment**

On a motion by Albert Smith and a second by Linda Fisher, the meeting was unanimously adjourned at 8:40 p.m.

**The next regular meeting is scheduled for December 9, 2019 at 7:00 PM. The Board Workshop precedes the regular meeting at 6:30 PM**

**A special meeting to consider the 2020 budget is scheduled for December 2, 2019 at 6 p.m. at the Activity Center.**

**Treasurer Report**

96% of members have paid assessments,30 members are past due

**Golf Hammock Owners Association  
October 2019 Bank Statement**

<b>Date</b>	<b>Checking Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>10/1/2019</b>	<b>Beginning Balance</b>		<b>102,921.80</b>	
10/2/2019	RUTHIE O'NEILL - BILL PYMT - 3B4CJ3UE		-\$325.00	Web Hosting
10/7/2019	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - WB6CX3UN		-\$72.67	Activity Center - Utilities
10/7/2019	PELLA & ASSOCIATES P.A. - BILL PYMT - WB4CR3EG		-\$850.00	Accounting Monthly
10/7/2019	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 7BDCW3UN		-\$48.27	West Enterance
10/7/2019	DUKE ENERGY FLORIDA - BILL PYMT - 7BOCM3UN		-\$628.67	Lighting
10/7/2019	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - TB5CW3UN		-\$21.06	Fountain
10/8/2019	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - AB3CV3AO		-\$1,735.00	Common Grounds - Mowing
10/8/2019	AQUATIC WEED CONTROL, INC - BILL PYMT - 2BCSW3AO		-\$1,101.00	Lakes & Ponds
10/16/2019	ALBERT SMITH - BILL PYMT - WBECH37Q		-\$5.69	Map Scan
10/16/2019	REVELL SPREADER SERVICE TREE INC - BILL PYMT - VB1CG37Q		-\$1,455.00	Tree Trimming
10/22/2019	LERMA'S LANDSCAPING - BILL PYMT - GBZCNEI9		-\$1,000.00	Common Grounds - Landscaping
10/24/2019	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 3BVCT3VZ		-\$700.00	Activity Center - Rent
<b>10/30/2019</b>	<b>Ending Balance</b>		<b>\$94,979.44</b>	
	<b>Savings</b>			
<b>10/1/2019</b>	<b>Beginning Balance</b>		<b>\$138,707.55</b>	
<b>10/30/2019</b>	Credit Dividends		\$5.89	
<b>10/30/2019</b>	<b>Ending Balance</b>		<b>138,713.44</b>	

