

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(Final) MONDAY MARCH 11, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Louis Hughes.

Board Directors Present:

John Waddell, Matt Nelson, Donald Robinson, Louis Hughes, Timothy Leeseburg, James Grace, Norm Sochia

Approval of Meeting Minutes

Motion made by John Waddell to approve February, 12 2024 Board meeting Minutes. Donald Robinson Second. Motion was approved unanimously.

Officer Reports:

President: Louis Hughes

Land that is Golf Hammock Owners Association common area on Par Road has enough area for future Association activity center building. Maximum building size is approximately 1580 square feet. Need professional survey to verify for county.

Vice President: Donald Robinson

Worked with Judy Trier on the yard sale and putting up no parking tape.

Also called Mike Hough about security cameras waiting to hear from him on a date and time of an on site meeting.

Met with Mr and Mrs Weisel at their request. Regarding putting in landscaping at lot #371 and the type of fence that they are allowed to have.(standing rule 30) .

Met with Tillman Construction with Louis to start up the draining project on Lost Ball.

Secretary: Matt Nelson

No Report

Treasurer Report: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
FEBRUARY 2024				
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
Beginning Balance			\$ 634,943.86	
2/1/2024	RUTHIE O'NEILL - BILL PYMT - 9BR1JC74	31	(\$325.00)	Web Hosting
2/2/2024	Deposit		\$6,750.00	
2/2/2024	Deposit		\$6,746.14	
2/2/2024	Deposit		\$6,750.00	
2/2/2024	Deposit		\$7,235.76	
2/2/2024	Deposit		\$4,500.00	
2/2/2024	Deposit		\$375.00	
2/5/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - HB11HC7Q	15B	(\$35.89)	Utilities-Activity Center
2/5/2024	DUKE ENERGY - BILL PYMT - GB216C7Q	21	(\$33.40)	West Entrance
2/5/2024	DUKE ENERGY - BILL PYMT - FB31GC7Q	21	(\$48.46)	Fountain
2/5/2024	DUKE ENERGY - BILL PYMT - IBR15C7Q	21	(\$690.51)	Lighting
2/8/2024	Deposit		\$429.65	
2/8/2024	Deposit		\$6,750.00	
2/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - TBF1I159	25	(\$950.00)	Accounting-Monthly
2/9/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 1B71G159	17D	(\$730.00)	Common Grounds-Mowing-January
2/9/2024	BOB SCHROEDER - BILL PYMT - 9BS1H159	23C	(\$16.11)	Reimbursement Office Supplies
2/13/2024	LERMA'S LANDSCAPING - BILL PYMT - 1B91214R	17D	(\$900.00)	Common Grounds-Monthly-January
2/13/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - DBE1D14R	17	(\$1,156.00)	Common Grounds-Lakes & Canals
2/20/2024	Deposit		\$1,500.00	
2/20/2024	Deposit		\$5,399.09	
2/23/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - MBO1C1C5	28	(\$450.00)	Security - Road Safety
2/23/2024	MIDLAND MOBILE LLC - BILL PYMT - UBI1W1C5	17/29K	(\$150.00)	Weeding Ditch & Lawn Care
2/23/2024	BOB SCHROEDER - BILL PYMT - XBG121C5	4	(\$10.61)	Reimbursement Garage Sale Yellow Caution Tape
2/26/2024	JOHN C. WADDELL - BILL PYMT - 1BF1D1X5	30	(\$185.00)	Reibursement - FL Annual Filing
2/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - NBT1DCLW	15A	(\$700.00)	Activity Center-Rent
2/29/2024	Deposit		\$5,871.00	
2/29/2024	Deposit		\$1,925.00	
2/29/2024	Ending Balance		\$ 682,794.52	
		Total Deposits	\$54,231.64	
		Total Payments	(\$6,380.98)	
		Net Change	\$47,850.66	
SAVINGS ACCOUNT				
1/1/2024	Beginning Balance		\$ 138,793.74	
1/31/2024	Credit Dividends		\$ 1.10	
1/31/2024	Ending Balance		\$ 138,794.84	
Additional Information: The Accounts Receivable Balance on 02/29/2024 was \$32,083.96. This compares to \$39,213.57 on 02/28/2023.				
A decrease of \$7,129.61 There are 76 owners who owe the Association money. That amounts to 9.8%				
of the owners. That includes 5 owners who owe in excess of \$1,000 and are in the Legal Collection Process.				
As mentioned before Claims of Liens have been put on several lots and Foreclosure becomes an option if				
amounts due continue to be unpaid.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$400 OR MORE OWED				
AFTER PAYMENTS RECEIVED ON 03/06/2024				
Amount Owed	Address	Lot#		
\$ 824.09	2715 Golf Hammock Dr	00010		
\$ 400.00	2501 Par Lane	00031		
\$ 400.00	2511 Par Lane	00032		
\$ 426.73	3409 Par Rd	00039		
\$ 398.73	3402 Par Rd	00041		
\$ 3,400.00	2300 Fairway Circle	00053		
\$ 400.00	3004 Par Rd	00080		
\$ 400.00	2814 Par Rd	00082		
\$ 400.00	2802 Par Rd	00084		
\$ 426.73	3109 Par Rd	00094		
\$ 400.00	3101 Divot Rd	00120		
\$ 306.25	3303 Duffer Rd	00143		
\$ 400.00	3908 Mulligan Ct E	00165		
\$ 400.00	3801 Divot Rd	00181		
\$ 400.00	3404 Duffer Rd	00196		
\$ 2,328.66	2788 Duffer Rd	00216		
\$ 400.00	2778 Duffer Rd	00221		

\$	400.00	2786 Duffer Rd	00226		
\$	400.00	3311 Par Rd	00229		
\$	400.00	2011 Mulligan Rd	00265		
\$	446.14	1800 Chip-It Way	00282		
\$	400.00	4109 W. Mulligan Ct	00299		
\$	415.00	4305 Duffer Loop	00303		
\$	2,328.66	4309 Duffer Loop	00304		
\$	2,807.25	4609 SandWedge Way	00323		
\$	400.00	4122 Duffer Loop	00332		
\$	1,240.53	1308 Putter Ct	00334		
\$	400.00	4328 Duffer Loop	00347		
\$	987.69	4408 Duffer Loop	00353		
\$	400.00	4508 Duffer Loop	00358		
\$	400.00	4522 Duffer Loop	00361		
\$	406.28	2118 Dog Leg Dr	00388		
\$	400.00	2154 Dog Leg Dr	00394		
\$	400.00	4520 Bunker Dr	00406		
\$	400.00	4514 Bunker Dr	00407		
\$	400.00	4410 Bunker Dr	00411		
\$	400.00	4300 Bunker Dr	00415		
\$	412.43	4611 Bunker Dr	00460		
\$	400.00	3508 Cormorant Point Dr	CP012B		
\$	400.00	3000 Sugarpine Circle	CP068A		
\$	400.58	2600 Golf Hammock Dr	GPV05A		
\$	400.00	2618 Par Rd	PR017		
\$	27,955.75	Report Total			

We have seventy-six owners that are past-due with their assessments. That is roughly 10% of the property owners in Golf Hammock. Five of those property owners owe in excess of \$1,000.00. Forty-two of those property owners owe at least \$400.00, which totals almost \$28,000.00.

Committee Reports:

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

Planted over 30 plants, 90% were perennials.

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

Lake and Pond levels are normal. Everything maintaining well.

Complaints and Violations – Judy Trier, Chair; Timothy Leeseberg, Board Director

Four courtesy letters sent

- Bees on property
- Utility trailer on property
- ATV parked on property
- Request for Architectural approval

One second violation letter to rental property owner with complete list of work needed done

Pool cage at 4410 Bunker Dr will be built in the next 3 weeks

House and out building at 2611 Hammock Drive is in the process of being repaired and painted.

Roads and Drainage – Louis Hughes, Chair

Drain work will begin on Lost Ball Dr, from the corner of Pitching Wedge to 9th Tee Court, in April. Contract signed with Tillman Excavation.
Broken curb will be removed on E. Mulligan Court circle during the Lost Ball Dr. Project.

Architectural Review-Donald Robinson, Chair

- 1 fence @ 4803 Duffer Loop
- 1 replacement of all windows and fence around garbage cans @3902 Mulligan Ct east
- 1 20 ft pole tv antenna
- 1 windows replace @ 3208 Duffer RD
- 1 painting of home and replace Hardie board trim.

Welcoming – Millie Anderson

I met a few days ago with Joyce Rowe. She explained to me the basic responsibilities of being the Official Welcomer to new residents here in our Golf Hammock community and “bequeathed to me” a box of materials to be included in each Welcome Folder. She told me I could get most of these from the Chamber of Commerce office when needed. Though I do need to request from you, copies of OWNERS QUICK REFERENCE GUIDE TO: PROPERTY RESPONSIBILITES, BY-LAWS, AND STANDING RULES FOR GOLF HAMMOCK. I have only one copy. Also, would someone email to me a copy of the Golf Hammock logo (man in hammock) so I can have that on the cover of the Welcome Folder? (Question: Should renters have a copy of this booklet as well as owners?)

As for knowing when new neighbors move in, it is my understanding that our Treasurer would notify me once a sale is final, providing me with name, address and telephone number of new owner or that info for renter and owner.

If there’s anything else I need to know, please don’t hesitate to make me aware.

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - James Grace

Activity center has been cleaned up and James Grace will get quotes to have a cleaning service clean the activity center periodically.

Website - Ruthie

Website Monthly Report for February, 2024

Emails/New Subscriptions received:

New Subscribers: 5

Contacted Us: 10

ShoutOuts Sent: 5

- **Community Yard Sale Reminders (2)**
- **Road Closure**
- **Postponed Yard Sale**
- **Final reminder of Yard Sale/Road Closure**

Website Postings/Other:

- **Tent Cards for Louis Hughes, Donald Robinson, Tim Leeseberg, Antonia Rivera, James Grace, Norm Sochia and Kyle Smith**
- **Posted CPHA final monthly meeting minutes for months of September, October, November and December**
- **Posted CPHA draft minutes for January Annual meeting, January regular meeting, and February meeting**
- **Printed business cards for Louis Hughes and Donald Robinson**
- **Posted GHOA December 2023 final minutes**
- **Posted January Re-organization and January draft minutes**
- **Regular monthly website updates**
- **Website redesign work**

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

No Report

Old Business:

- None

New Business:

- James Grace made a motion to instate Nancy Beatty as board member to complete resigned board member Kyle Smith's term (2023-2025) until if and when the board found another homeowner willing to serve out term. Donald Robinson Second. Motion approved unanimously.
- Continued discussion on a potential new activity center.
- Donald Robinson made a motion to get a survey of the common grounds owned by GHOA at 2500 Par Road to see if it is possible to build an adequate activity center. Norm Sochia Second. Discussion. Motion Carried. James Grace opposed.
- Donald Robinson is still waiting for a quote on entrance cameras. Tabled to next month.

President Louis Hughes entertained comments from homeowners present at the meeting.

Millie Anderson made an announcement about a new available vet at the humane society. Please contact Millie Anderson for more information.

Next Meeting is April 8, 2024 7:00 pm at the Activity Center.

Donald Robinson made a Motion to adjourn. John Waddell 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, Inc.
2200 Golf Hammock Drive
Sebring, Florida 33872

March 11, 2024

After extensive research of potential properties in Golf Hammock for an activity center, our findings are that the best and most cost efficient lot is on Par Road. We have done a preliminary survey and I have gone to the Highlands County Zoning for regulations and setbacks.

Preliminary on the property has enough room for a building of around 1700 square feet and parking for 48 cars plus an additional area of 20 plus spaces for golf carts.

The address would be 2500 Par Road. This would be a positive increase to everyone's property value!

The new activity Center will be spacious enough for dance classes, Mahjong, Zumba and Yoga. Table games like Bridge, Euchre, Poker, Texas hold'em. We can have bingo, lectures, Bible study groups, increase our library and include a children's book section. We can rent space!! for parties, birthdays, receptions and memorials. Other things like wellness clinics, movie night, theme nights, cultural events, holiday gatherings and of course our monthly meetings, annual meetings and ladies or men's golf luncheons.

We will have permanent BBQ cookers, horseshoe pits, bocce ball and croquet area for outdoor socials. This will be a two-phase project. We already have approximately 1/3 of the money for building phase. We currently are paying \$700 a month rent and also for electricity. A short-term building loan will be needed yet not having rent will go towards the mortgage.

Phase One; Completed building

We are looking for a building around 1700 square feet. 8 ft walls and vaulted ceilings. Large retractable doors towards the patio. A unisex handicap accessible bathroom, ample storage, utilities room, kitchen with refrigerator, sink, cabinets and microwave. (no stove. For liability reasons). Tables, chairs and book shelving.

Phase Two: Exterior

A 20 foot by 50 foot patio (towards the 15th Green/golf course), with two permanent BBQ grills. Parking lot for approximately 48 cars and 20 plus golf carts. Landscaping, bushes and sod where needed. HorseShoe pits, Bocce Ball/ Croquet area, and fixed picnic tables.

We have a general contractor that will allow us to do most of the work voluntarily. I have already, contractors/tradesmen, donating labor for plumbing and electrical and I can do the layout for a "Barn raising day" and I will also donate my finishing skills in carpentry/ oversight of the entire project. Later I will be looking for skilled stucco people, sheetrockers and painters.

Depending on how much volunteer labor, we can keep costs down to a minimum. We do not want to increase the association dues! When the short-term loan is paid off, we will be free and clear. That money then will cover future projects or maintenance where needed.

I have received many positives and feedback from many deed holders that this is overdue. Also some deed holders have told me they pay to belong to activity centers outside of the Golf Hammock community. I personally have experienced potential home buyers, who loved the house, but chose to buy homes in other places because of the outdated facilities.

I hope you are excited as I for a new, clean facility that has complete oversight by the homeowners association.

Sincerely yours, Louis Hughes, Golf Hammock Owners Association President.