

GOLF HAMMOCK HOMEOWNERS' ASSOCIATION
Meeting Minutes
April 2, 2014

Members present: Judy Trier, Hardric McMillon, John McAngus, Shirley Kuznarik, Millie Grime, Tom Senior, Connie Wilhite.

Absent: Barb Akus, Sandy Todd.

Meeting called to order at 7:00 pm by Acting President, Treasurer, Tom Senior.

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- The minutes were approved.

Entrance and Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com

- Nothing new to report.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

- The total income for March was \$5,641 which included annual assessments of \$3, 725, late fees of \$315, bankruptcy distribution of \$2, clubhouse use fees of \$1,590 (which is almost 4 months of clubhouse rent) and interest of \$9. Total expenditures were \$5, 114 which covered common grounds maintenance of \$3,707, electricity of \$724, annual meeting expenses of \$55, directory work of \$48, clubhouse rent and our share of utilities of \$460, and administrative costs of \$120.
- The total cash (including savings at the beginning of March was \$236,110 and increased to \$236,637 at the end of March since income exceeded expenses by \$527.
- Lastly, as previously mentioned, we sent out 772 annual assessment notices for 2014, and have thus far received 762 back. That leaves 10 remaining unpaid as of the end of March with 6 of the 10 also owing us money for prior years. Two of the remaining 4 are reverse mortgaged properties where the bank is in the process of taking possession of the property. As mentioned last month, we have mailed out our assessment reminder letters, made phone calls and sent e-mails where we had an e-mail address and have seen some positive responses to this rather time consuming effort. We will continue to pursue payment for another month in the hopes that we can get the number of owners that we ask our lawyer to pursue by way of a collection demand letter down to a very small number. The demand letter reflects an additional \$250 to be paid in addition to our assessment and late payment fees, so we try very hard to get homeowners to pay up

before this increase is levied. If payment is not made within 45 days of the date of the demand letter, then our lawyer files for placement of a lien on the property.

Common Grounds, John McAngus, 440-935-4708, JohnMcAngus@yahoo.com

- The past month, three trees on Mulligan Court were trimmed on March 5, 2014.
- I received a quote for fence replacement at 3608 Duffer Road. The quote is from M&E Precision Construction and is for \$1,115.91. The quote is to remove the existing fence and replace it with hog fence. This includes one gate.
- Matt Hall, the homeowner at 3608 Duffer Road also obtained a quote from Brooker Fence Company, Inc. This quote is to replace the existing fence with black chain link fencing to match his side fences. The quote is for \$1,361.00.
- I also talked with Matt Delaney from Delany Fence about a quote. As of today, I have not heard back from him.
- On March 18, 2014, I received a quote from Heartland Electric, Inc. for \$6, 453.73 to upgrade the lighting at the entrance to Golf Hammock and bring it up to code. Currently there is exposed wiring at the site.
- I am aware of the large sign at our entrance is not lit. I am currently working on that. I have been in contact with Mark Palmer Electric. They have stated that a quote is ready. As of this date, I have not received it.

Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com

- Nothing new to report.

Lakes, Barb Akus, 314-0255, akusba@centurylink.net

- The lakes are all looking good and thanks to quite a few rain showers, the levels are all up. Treatment continues on a regular basis.

Clubhouse, Barb Akus, 314-0255, akusba@centurylink.net

- We had our first Game Night, March 20th and had about fourteen people attend. We all had a good time. The next game night is Thursday, April 17 at 7:00 pm. We had one gentlemen last time but I have promises from a couple more to join us this month. Sequence was the game of choice but several of us played hand and foot. Please ask your neighbors and spouses to join us for a night of fun.

- We will have several games available—cards, Sequence, Cribbage, Backgammon, Euchre and more. On Monday, we had our scrapbooking session with five people attending. We shared ideas and materials. Our next scrapbooking is April 28 at 7:00 pm. If you want to start scrapbooking or want ideas, please join us.
- Remember: Game Night is the Third Thursday and Scrapbooking is the Fourth Monday. We will provide lemonade, iced tea, and cookies for participants of both events or bring your own beverage of choice. This is limited to Golf Hammock residents.
- We have discussed a Bingo Night. If anyone knows where we can get equipment to run the game let me know.
- Any questions and suggestions please call me at 314-0255 or e-mail me at akusbarb@gmail.com. If these evenings are successful, we will keep it going, plus try to add other activities. Call me with any questions at 314-0255.

Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com

Nine violation letters were written during the month of March:

1. 1 fence repair request, 2nd Letter.
 2. 2 Non approved signs in yards.
 3. 1 ATV vehicle and miscellaneous items beside garage.
 4. 2 Removal of Christmas lights and store garbage can.
 5. 3 Concerning yards needing work and shrub trimming.
 6. 2 Concerning previous landsaping plans that were uncompleted.
- When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me the quicker I can get to the offenders. Thank you all for your cooperation. Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

Secretary, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- Received two signs from Artistic Frames and Images.

PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO, PROVIDE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.

CHECK OUT OUR GHOA BAY ON OUR WEBSITE. LOTS OF NEW ITEMS.

Data Base/Directory, Connie Wilhite, 863-658-1854, wilhite1530@comcast.net

- Our committee does have Street Captains all assigned. Cormorant Point is not participating in the Street Captain endeavor as they have a system of their own. I will be working with Lillian Kachelries to obtain the names of any new CP residents.
- Thank you for all corrections or additions to the Database.

Roads, Hardric McMillon, 382-9579, hrmcmillon@embarqmail.com

- Removed damaged reflectors from roadways.

Remember:

1. Duke Energy will install a street light in front of your for a monthly fee.
2. Report street light outages to Duke Energy by calling 1-800-228-8485.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch, 471-3737, tbroksch@embarqmail.com

- No new residents were visited this month.

Neighborhood Watch

A volunteer is needed to head the Neighborhood Watch Committee.

Old Business:

- Mr. Senior asked if there were questions about any of the reports. One person questioned the \$6,000 bid for reworking the electrical lines in the island at the front entrance, saying he believed it was too high. He suggested contacting a friend of his who would do the work more cheaply.
- Another resident asked about the Board putting in a gate for a homeowner when a new perimeter fence was put up. She had to foot the bill for her own gate and wondered if the Board was footing the bill.
- Another resident from 3508 Duffer Rd. reported that the fence is down in his back yard and wants it replaced.
- The survey from the Speeding Solution Committee has been sent out and surveys are coming in. No decision has been made. The Board is waiting until the surveys are turned in (by April 15) and tallied. Rose Cookman volunteered to tabulate them.

New Business:

- There is a new proposed Standing Rule to clarify “Sales” in Golf Hammock. Judy Trier read the rule that was approved by the Board’s lawyer. The Standing Rule reads: *Garage sales, estate sales, yard sales and private sales, advertised or non-advertised, are prohibited. This excludes a private individual selling a single item to another private individual.*

Neighbors attending:

Norita Harris, Bob Henderson, Rose Cookman, Richard Johroson, Victor Divietro, Jim Cookman Joyce Kowe, Jane Jernigan, Millie Anderson, Red Camp, Jim and Valerie Brown, J.P. Fane, Fred Norton, Nora Norton, Pedro Montenez, Lois Worthington, Charles Walther, Fred Heyeck, Wally Wied, Gordon and Betty Clarke, Wendy Hardy, Rob Roberts, Kraig and Nicole Westberry, Phyllis Hargrave, Deanna and Bob Lewis, Clive and Judy Kelly.

Neighbors’ Comments:

- A resident stated that sheriff’s officers cannot write tickets in GH because it has private roads. She then went on to state that the roads are in poor shape with a place near her house with a hole in the pavement where the road is sinking. She also complained that the lights are on at the front entrance all the time. She stated that the negative balances in the budget have caused road repair to be halted.
- Another homeowner stated that her views on speed tables were neutral but that we must follow FL law. Stop signs are not an appropriate way to slow traffic down. She offered to help tabulate the survey. She also stated that she felt it was wrong to stop repairs of the roads because of a negative balance in the treasury.
- Another owner spoke at length after presenting the Board with a notebook on Traffic Calming techniques. He sent a letter to the Board detailing his objections and listed traffic calming plans. He also presented another copy of FL Statue 720 that details what a Board can and cannot do. He stated that people who think speeding is a problem are wrong and that it is only their perception that speeding is a problem. The only way to find out if there is a speeding problem is to do a traffic study that shows before and after data. He asked where the money is going.
- Another resident stated that there must be a 2/3’s approval in order to have any kind of speeding prevention. He stated that EMS and firefighters said not to put in speed tables but that the Board ignored these recommendations. He said that the Board is being divisive and asked if the cost of policeman and speed tables would cause our assessments to go up.

- Another person spoke on four points about the questionnaire. She asked how a person can respond to a questionnaire if the person doesn't know if there is a speeding problem or not. Reliable information must be obtained. Where is the data? This person stood at the corner of several streets for several minutes counting the cars going by and determined that none were speeding. She also asked how the Board would pay for the speed tables or policemen. Will other things in the budget be postponed or cut? She questioned the Board's credibility because they didn't ask independent people to tabulate the results of the survey. She questioned the statement in the survey that stated that it was the Board's responsibility to ensure the safety of the residents. She felt it wasn't the Board's responsibility but rather parents and people in the community's responsibility to ensure the safety of themselves.
- A resident who lives on Mulligan spoke about having to go over five speed tables every time he goes home. He views them in a positive way and said that not everyone hates speed tables. He felt that they have slowed traffic on Mulligan.
- Another resident felt that the wording on the survey made it clear that the Board wants speed tables. She said that data is needed. She felt that pedestrians are the ones breaking the rules and are not being penalized, while the drivers of cars are being penalized. She felt that the Board was ignoring EMS and firefighters. She showed pictures of portable speed signs and suggested Rent a Cop.
- Another resident said that the letter is biased and that EMS and firefighters are being ignored. He said that stop signs to slow traffic are illegal.
- One neighbor spoke about a motorcycle and a car that speed every day down his street in CP. When he yelled at the speeding car he was insulted. He also related an incident when he tried to enter Par Road from CP and was almost hit by a speeding car. He felt that something should be done.
- Another person spoke about living in GH for 20 years and never coming to a meeting. He is a runner who has run on these roads for many years. If he encountered a neighbor speeding he simply went up to him and asked him not to speed any more. He felt that peer pressure is the only way to stop speeders. He complained that since he lives in the back of GH, if speed tables were put in, he would suffer more than others because the speed tables would hamper him as he drove home. He maintained that the people speeding don't live in GH.
- A husband and wife who have four children spoke about their fears of their children being hit by speeding cars. They said that their street is a raceway and something has to be done. They reminded the group that the speed limit is 25 mph.

- Another person spoke about various complaints she had: weeds in the grass at the front entrance, golf cars going the wrong way on the circle, and ask that a gift certificate not be given to the person who counted the proxies in the future. She also said she was for speed tables and stop signs to slow down traffic. She asked that advertising signs be banned when construction is taking place.
- The last speaker spoke for his wife and himself and said that because they walk and ride their bicycles, they know there is speeding in GH. They come from a community where there are speed tables and that they work. He stated that since the fire company is voluntary and that it takes time for the volunteers to get to the station, it seems like they aren't concerned about the time it gets to a fire. He felt that it is the responsibility of the Board to do what is best for the community.
- Another resident spoke about using peer pressure to stop people from speeding. She said that she could go to some people and ask them to stop speeding but she thinks going up to others would be a problem. She felt that the clapping by one group of people at the meeting was inappropriate. She asked that everyone remember that we are neighbors and should come together to solve problems.

Meeting adjourned at 8:20 pm.

Millie Grime, Secretary

Workshop: Tuesday, May 6 at 4 pm — Clubhouse

General Meeting: Wednesday, May 7 at 7 pm — Clubhouse