GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (Draft) November 10, 2025 Activity Center

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

Board Directors Present:

C. Brian Simmons, Norm Sochia, Nancy Beatty, John Waddell, John Rovero

Approval of Meeting Minutes

Motion made by John Rovero to approve October 13, 2025 Board meeting Minutes. Norm Sochia Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

Matt Nelson has resigned as Board Member and Secretary. He sold his home in Golf Hammock and is no longer a property owner. He is taking the minutes for the November meeting as a courtesy to the Board.

Vice President: John Rovero

No Report

Secretary: Open

No Report

| | | Golf Hamn | nock Owners | Association | |
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| | | T | reasurer Repo | ort | |
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| | | | | | |
| | | | Budget | | |
| | | Description | Line# | Amount | Memo |
| | Date | CHECKING ACCOUNT | Line | Amount | Memo |
| | 10/1/2025 | | | \$475 449 20 | |
| | | Beginning Balance | 21 | \$475,418.29 | Web Heating |
| | 10/1/2025 | RUTHIE O'NEILL - BILL PYMT - 4BW1IIOL | 31 | | Web Hosting |
| | 10/6/2025 | TILLMAN CONSTRUCTION - CHECK#9658 | 29A | | Drainage Project |
| | 10/6/2025 | HEARTLAND REAL ESTATE INC - BILL PYMT - SBF1I8AK | 15A | | Activity Center Fee |
| | 10/6/2025 | LAWN MASTERS OF HIGHLANDS, INC BILL PYMT - YBW1H8AK | 17D | | Mowing - Septemeber 2025 |
| | 10/9/2025 | PELLA & ASSOCIATES P.A BILL PYMT - 1BK12IZU | 25 | (\$950.00) | Accounting Fees |
| | 10/9/2025 | DUKE ENERGY - BILL PYMT - IBV1Y8YL | 21 | (\$33.40) | West Entrance |
| | 10/9/2025 | DUKE ENERGY - BILL PYMT - 5B91K8YL | 21 | (\$43.95) | Fountain |
| | 10/9/2025 | DUKE ENERGY - BILL PYMT - 4BG1X8YL | 21 | (\$866.67) | Lights |
| | 10/15/2025 | AQUATIC WEED CONTROL, INC - BILL PYMT - ZB71L8WO | 17 | (\$1,156.00) | Common Grounds-Lakes & Canals |
| | 10/15/2025 | LERMA'S LANDSCAPING - BILL PYMT - VBV1M8WO | 17B & 16E | (\$3,900.00) | Common Grounds - October, Rocks, & Beds |
| | 10/24/2025 | Deposit | | \$300.00 | , , , , , , , , , , , , , , , , , , , , |
| | 10/27/2025 | HIGHLANDS COUNTY SHERIFF - BILL PYMT - FB916JZ2 | 28 | | Traffic Control & Meeting Security 10/13/25 |
| - | 10/27/2025 | GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - LBI14JZ2 | 29A | | Drainage & Road Project |
| | | | 25A | | Dramage & Noad Floject |
| | 10/30/2025 | Deposit | | \$75.00 | Land Condes |
| | 10/31/2025 | SWAINE, HARRIS, & WOHL, P.A BILL PYMT - 7BA1TJXE | 24 | | Legal Services |
| | 10/31/2025 | Ending Balance | | \$437,787.53 | |
| | | | tal Deposits | \$375.00 | |
| | | Tot | al Payments | (\$38,005.76) | |
| | | | Net Change | (\$37,630.76) | |
| | | | | <i>'</i> | |
| | - | SAVINGS ACCOUNT | | | |
| | 10/1/2025 | Beginning Balance | | \$ 138,816.86 | |
| | 10/31/2025 | Credit Dividends | | \$ 1.18 | |
| | 10/31/2025 | Ending Balance | | \$ 138,818.04 | |
| | 10/31/2023 | Lifeting Balance | | ψ 130,010.0 4 | |
| T-4-1 | A | | - the CHOA | | |
| _ | | e as of the end of October 2025 was \$26,121.27. 41 Lot Owners ow | e the GHOA mon | iey, resulting | |
| n ove | er 5.3% of the Total | | | | |
| | | GOLF HAMMOCK OWNER'S ASSOCIATION | | | |
| | | REPORT OF AMOUNTS OF \$100 OR MORE OWED | | | |
| | | AFTER PAYMENTS RECEIVED THRU 10/31/2025 | | | |
| | | | | | |
| | Amount Owed | Address | Lot# | | |
| \$ | 200 62 | | | | |
| | | 3800 Par Rd | 00023 | | |
| \$ | 400.00 | 3709 Par Rd | 00026 | | |
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Golf Hammock Owners Association, Inc. Statement of Operations - Budget vs. Actual - No Disclosures January through October 2025

| Income | | Jan - Oct 25 | Budget | \$ Over Budget | % of Budget | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|--------------|----------------|-------------|--|
| Attorney Fee 1,020.00 0.00 1,020.00 100.0% Estoppel Fee 4,050.00 3,750.00 300.00 108.0% Finance charges 0.00 3,750.00 650.00 108.0% Finance charges 1,650.00 1,000.00 650.00 165.0% Garage Sale Income 360.00 260.00 100.00 138.5% Interest Income 11.56 14.00 (2.44) 82.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 (10,000.00) (10,000.00) 0.0% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Income | | | | | |
| Estoppel Fee 4,050.00 3,750.00 300.00 108.0% 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 11.56 14.00 (2.44) 82.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% Expense 360.00 1,063.56 (300.16) 71.8% Annual Assessments 763.40 1,063.56 (300.16) 71.8% Annual Meeting 160.61 1,138.56 (977.95) 14.1% Clubhouse Rental 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 30 | Assessments | 289,500.00 | 289,500.00 | 0.00 | 100.0% | |
| 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 11.56 14.00 (2.44) 82.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% Expense Annual Assessments 763.40 1,063.56 (300.16) 71.8% Annual Assessments 763.40 1,063.56 (300.16) 71.8% Annual Meeting 160.61 1,138.56 (977.95) 14.1% Clubhouse Rental 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8, | Attorney Fee | 1,020.00 | | | | |
| Fees Garage Sale Income 1,650.00 360.00 1,000.00 260.00 650.00 100.00 165.0% 138.5% Interest Income 11.56 (666.88) 14.00 (50.00) (2.44) (616.88) 32.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% | Estoppel Fee | • | - | | | |
| Garage Sale Income 360.00 260.00 100.00 138.5% Interest Income 11.56 14.00 (2.44) 82.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees </td <td>Finance charges</td> <td></td> <td></td> <td>, ,</td> <td></td> | Finance charges | | | , , | | |
| Interest Income 11.56 14.00 (2.44) 82.6% Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects | Fees | 1,650.00 | 1,000.00 | | | |
| Assessment Write-off (666.88) (50.00) (616.88) 1,333.8% Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% | Garage Sale Income | 360.00 | 260.00 | 100.00 | | |
| Total Income 295,924.68 294,849.00 1,075.68 100.4% Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense Insurance 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes | Interest Income | 11.56 | 14.00 | (2.44) | 82.6% | |
| Gross Profit 295,924.68 294,849.00 1,075.68 100.4% 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use | Assessment Write-off | (666.88) | (50.00) | (616.88) | 100.4% | |
| 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 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 | Total Income | 295,924.68 | 294,849.00 | 1,075.68 | | |
| Annual Assessments 763.40 1,063.56 (300.16) 71.8% Annual Meeting 160.61 1,138.56 (977.95) 14.1% Clubhouse Rental 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 < | Gross Profit | 295,924.68 | 294,849.00 | 1,075.68 | | |
| Annual Meeting 160.61 1,138.56 (977.95) 14.1% Clubhouse Rental 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 | Expense | | | | | |
| Clubhouse Rental 2,766.81 3,600.00 (833.19) 76.9% Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Annual Assessments | 763.40 | 1,063.56 | (300.16) | 71.8% | |
| Common Grounds 44,444.30 54,732.00 (10,287.70) 81.2% Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Annual Meeting | 160.61 | 1,138.56 | (977.95) | 14.1% | |
| Garage Sale Expense 170.16 300.00 (129.84) 56.7% Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Clubhouse Rental | 2,766.81 | 3,600.00 | (833.19) | 76.9% | |
| Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Common Grounds | 44,444.30 | 54,732.00 | (10,287.70) | 81.2% | |
| Insurance 9,240.20 8,000.00 1,240.20 115.5% Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Garage Sale Expense | 170.16 | 300.00 | (129.84) | 56.7% | |
| Lighting 8,737.17 9,015.00 (277.83) 96.9% Office Expense 255.29 2,880.00 (2,624.71) 8.9% Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | - | 9,240.20 | 8,000.00 | 1,240.20 | 115.5% | |
| Professional Fees 16,434.71 19,800.00 (3,365.29) 83.0% Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | | • | 9,015.00 | (277.83) | 96.9% | |
| Security 3,600.00 3,900.00 (300.00) 92.3% Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Office Expense | 255.29 | 2,880.00 | (2,624.71) | 8.9% | |
| Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Professional Fees | 16,434.71 | 19,800.00 | (3,365.29) | 83.0% | |
| Special Projects 27,669.00 380,000.00 (352,331.00) 7.3% Taxes 200.00 185.00 15.00 108.1% Web Site Maintenance Emergency Use 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Security | 3,600.00 | 3,900.00 | (300.00) | 92.3% | |
| Web Site Maintenance 3,634.70 4,100.00 (465.30) 88.7% Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | • | • | • | (352,331.00) | 7.3% | |
| Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Taxes | 200.00 | 185.00 | 15.00 | 108.1% | |
| Emergency Use 0.00 10,000.00 (10,000.00) 0.0% Total Expense 118,076.35 498,714.12 (380,637.77) 23.7% | Web Site Maintenance | 3.634.70 | 4,100.00 | (465.30) | 88.7% | |
| | | • | , | (10,000.00) | 0.0% | |
| Net Income 177,848.33 (203,865.12) 381,713.45 (87.2)% | Total Expense | 118,076.35 | 498,714.12 | (380,637.77) | 23.7% | |
| | Net Income | 177,848.33 | (203,865.12) | 381,713.45 | (87.2)% | |

Committee Reports:

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

Had stone put in half the circles in the entrance. Lermas will complete the second half in January. Sprayed around the curbing and had the palms cut in the front as well.

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

All the reports are satisfactory.

Complaints and Violations - Judy Trier, Chair, John Waddell, Board Director

No Report

Roads and Drainage - John Rovero, Chair

Eagle to Birdie to Golf Hammock to Par Rd drainage line project is proceeding without issue. Final pipe sections laid today. Casting of drainage boxes ongoing. Repairs, repaving and sodding to begin shortly. Target completion is approx 21 November.

Contractor performed exploration of drainage washout at 4812 Duffer Loop. Pipe displacement causing the washout. Repairs initiated.

Architectural Review- C. Brian Simmons, Chair

Three approved requests.

Activity Center and Special Events - C. Brian Simmons, Chair

No Report

Welcoming - Mary Lou Woodard

No Report

Website - Ruthie

Website Monthly Report for October 2025

Emails/New Subscriptions Received:

New Subscribers: 11

Contacted Us: 0

ShoutOuts: 5

- October 13, 2025 Meeting Agenda
- GHOA Board Member & Committee Chairpersons changes
- · Trick or Treat
- Bear Sightings in Golf Hammock
- Trick or Treat Reminder

Website Postings/Other:

- September 8, 2025 Draft minutes
- May 12, 2025 Final minutes
- · September 8, 2025 Final minutes
- October 13, 2025 Draft minutes
- Updated changes to Board Members & Committee Chairperson to

GHOA Document Center

· Regular monthly updates

Missing from the website:

- GHOA Financial Statements for 2024-2025
- CPHA Missing Annual Budgets for 2023-2025
- CPHA Missing Meeting minutes for Sept/Oct

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

No Report

Old Business:

- Storage Unit Rental Storage: 10 x 10 climate controlled units. Gathered info from 3 different places and prices ranged from \$100-\$145 per month. Brian recommended the Storage facility near Lowes for \$110 per month.
 - Brian made a motion to rent the recommended unit for \$110 per month. John Rovero Second. Motion approved unanimously.

New Business:

- Opening on Board as well as the open Secretary position. 5 positions will be available in January at the annual meeting. Brian and Nancy intend to run for positions again.
- President John Waddell presented a proposed budget to the board.
 - Decreased the Roads and Drainage budget from \$380,000.00 to \$200,000.00 for 2026
 - Activity Center lease is increasing to \$700.00. All utilities included.
 - Approval of 2026 Budget tabled to December's Meeting.
- Made arrangements with Sebring Christian Church for the Annual Meeting. It will be January 24, 2026 at 1:00pm.

President John Waddell entertained comments from homeowners present at the meeting.

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

Next Meeting Monday December 8, 2025 7:00 pm at the activity center.

John Rovero made a Motion to adjourn. Norm Sochia 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

| | | | 82 | | ж | Tutha Mc Antois 30 | | Name Add |
|--|---|--|----|--|-------------|-----------------------------|--------------------|----------|
| | | | | | | 3415 PAR RD | 2600 LOST BALL DE. | Address |
| | 2 | | | | Néws Letter | Pricalis working ON PAR RD. | SPEED ENFORCEMENT | Topic |