

**GOLF HAMMOCK OWNERS ASSOCIATION ANNUAL MEETING DRAFT MINUTES
Saturday, January 16, 2021 – Via Zoom MEETING – 1:00 pm**

Meeting was called to order by President Albert Smith at 1:00pm.

Board Directors Present:

Albert Smith, Nancy Beatty, Jim Grace, Matt Nelson, Marge Schindewolf, Richard Smith, Bob Schroeder, Malcolm Warren

Approval of Annual Meeting Minutes – January 18, 2020

Nancy Beatty made a motion to accept minutes from the January 18th 2020 Annual meeting. Bob Schroeder Second. Motion passed unanimously.

Officer Reports:

President: Albert Smith

With the COVID-19 outbreak, 2020 was a challenging year. The April, May, and September regularly scheduled GHOA Board meetings were canceled. Routine maintenance was kept up with and the proposed 2020 street paving was completed. Several drainage projects budgeted for 2020 have been moved to 2021 due to COVID-19.

Vice President: Nancy Beatty

No Report

Secretary: Matt Nelson

No Report

Treasurer: James Grace

10/31/2020		Golf Hammock Owners Association		
Rev B		2021 Approved Budget		
Budget				2021
Line#	Description			Amount
	REVENUE:			
1	Assessment Write Off			-\$1,000
2	Assessments - 772 Lots @ \$375 / Lot			\$289,500
3	Clubhouse Use Fee			\$0
4	Garage Sale			\$450
5	Interest Income			\$70
6	Fees			\$1,000
7	Attorney Fees Collected			\$0
8	Estoppel Requests			\$4,500
9	Misc. Income			\$0
10	Directory Ads			\$0
11	Property Owner Lawn Maintenance			\$0
		2020 - Revenue		\$294,520
	EXPENSE:			
12	Annual Assessments Printing			\$0
13	Annual Meeting			\$1,650
		Printing / Postage	\$1,500	
		Room Rental	\$150	
14	Bank Service Charges			\$24
15	Activity Center			\$9,600
		Rent	\$8,400	
		Utilities	\$1,200	
16	Common Grounds General Maintenance			\$10,600
		Misc. Repairs	\$1,500	
		Irrigation Maintenance	\$1,600	
		Fencing Maintenance	\$1,500	
		Mulching / Planter Beds	\$3,500	
		Tree Trimming	\$2,500	
17	Common Grounds Lakes & Canals			\$15,000
18	Common Grounds Landscaping			\$10,000
		Monthly	\$7,500	
		Landscape Maintenance	\$2,500	
19	Common Grounds Mowing			\$15,500
20	Common Grounds Pest Control			\$1,800
21	Garage Sale Rental			\$350
22	Insurance			\$7,250
23	Lighting			\$9,000
24	Directory			\$2,600
25	Office Expense (Postage & Printing)			\$5,150
		Regular Postage	\$150	
		Covenant (Printing / Postage)	\$5,000	
26	Office Expense Supplies			\$500
27	Office Expense Other			\$300
28	Professional Fees Legal			\$15,000
29	Professional Fees Accounting			\$10,500
30	Professional Fees Engineering & Consulting			\$2,500
31	Property Owner Lawncare			\$0
32	Security			\$0
33	Special Projects			\$256,400
		Drainage Projects	\$56,900	
		Paving and Road Repair	\$189,500	
		Engineering Work	\$10,000	
34	Florida Annual Filing			\$75
35	Website Maintenance			\$4,100
36	Emergency Allowance			\$10,000
		Total Expenses		\$387,899
		Estimated Carryover from previous year budget		\$66,900
		* Net Revenues / Expenses		-\$26,479
		* To be drawn form savings		

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

All the year end financial reports were emailed to all board members. In 2020, the approved budget came in under by \$139,685.00. There are quite a few special projects that will carry over in to 2021. All have been accounted for in the 2021 approved budget.

A letter was sent to all homeowners that were 2 years or more delinquent in making their annual assessment payment. \$7,000.00 of assessments were collected as a result of the mailing. Assessments that were passed due 1 year received a combined assessment invoice which included the past due amount. As of the date of the meeting, 60% of the 2021 assesments have been collected.

Bob Schroeder had a question about the treasury report. He did not see a \$1,500.00 payment paid to Cool and Cobb for an engineering study that should have been accounted for under special projects. Treasurer Jim Grace said the payment was accounted for under professional fees. Treasurer Jim Grace said he would address it with the accounting firm.

Committee Reports:

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

In 2020 regularly scheduled contract landscape maintenance was completed in a timely manner.

This included mowing and trimming of the common areas by Lawnmasters of Highlands County. Landscape maintenance of planting beds at the east & west entrances, beds along Golf Hammock

Drive, and shrub trimming along Hammock Road by Lerma's Landscaping.

Clarke Pest Control provided quarterly pest control and fertilization for our common area landscapes. Revell Tree service trimmed our common area palm trees, removed three dead pine

trees from common areas, and trimmed Oak trees along Boggy Blvd and Dog Leg Dr to allow additional clearance for vehicles. DC Irrigation preformed quarterly inspection and maintenance of the east & west entrance irrigation systems.

Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

Inspections and spraying is done every month. Sonar could not be put in the lakes because of constant overflow. Aquatic sprayed a topical for some weeds on Lake Clara and Lake Elaine, instead of Sonar

Complaints and Violations - Robert Schroeder, Chair

29 Violations issued for the year. 35 courtesy visits and courtesy letters. In December I conducted 3 courtesy visits and 2 courtesy letters. Still have 2 open violations that will take time to resolve.

Roads and Drainage – Report provided by Robert Schroeder

Director Mick Gillette has resigned. Director Robert Schroeder Met with Mick to collect the required information for the board to move forward with a new chairperson and committee member. He reported, three paving actions were scheduled but only 1 was completed. Drainage had 14 scheduled but only 11 completed.

Committee to address Speeding within Golf Hammock - Mick Gillette, Chair

No Report

Bylaws, Covenants, Restrictions - Albert Smith, Chair

Mark Breed, GHOA legal counsel received a denial letter from the state on October 5, 2020 concerning our covenants and restrictions revival effort.

The state said in their denial letter that once we received 50%+ response our 60 days to submit for state approval began. According to the state's denial letter we reached 50%+ response on March 28, 2020. The revival packet was mailed to all GHOA members on March 10, 2020.

Our legal counsel did not believe the 60 days to submit date started until we stopped accepting ballots and potential votes at a special meeting. In June we were still receiving ballots. He felt that we should allow time for any remaining ballots to come in. He also felt that we should give members who did not submit a ballot an opportunity to vote and to certify all ballots and votes by legal counsel at a special meeting.

The special meeting was never held due to COVID-19. The longer COVID-19 went on the organizing committee decided on July 7, 2020 to submit the ballots for state approval without having a special meeting. One of the last ballots we received was dated June 10, 2020, so Mark Breed used that date as the 60 day start date for submission to the state. On August 5, 2020 Mark Breed sent the covenants and restrictions revival packet to the state.

This left the board with two options: pursue an appeal estimated to cost a minimum of \$5,000 with no guarantee of the denial being overturned or start the revival process over.

The board agreed by motion to start the revival process over. Mark Breed has received a current property owner list from the county appraiser's office. The revival packet will be resent to all property owners after he has updated the packet and the printer assembles the mailing.

Committee to Investigate HOA Management Companies - Mark Walczak, Chair

At the February 10, 2020 Board of Directors meeting, action was taken to create a Committee for this investigation. The Committee would be for informational purposes only. Committee Members included Mark Walczak, Al Smith, and John Waddell.

The Committee completed its work with the submission of a final report, providing services and cost information, to the Board on December 17, 2020. The members of the Committee continue to welcome questions from the Board regarding this report.

Architectural Review-Malcom Warren, Chair

SUMMARY OF 2020 APPROVALS:

There were 35 GHOA Approvals in 2020 and 1 Denial. They are as follows:

Approvals

- Generators – 2
- Replace/widen Driveway – 2
- Sheds – 4
- Structured addition - 6
- Cement walkway - 3
- Paint home – 4
- Install fence – 8
- Solar panels – 3
- Install propane tank – 1

- Install pool – 1
- Regrade land – 1

Denials

- Above-ground pool - 1

Approvals – December 2020

3016 Par Rd – addition to garage

2787 Duffer Rd – install fence

2803 Par Rd – storage shed

1904 Mulligan Rd – add walkway

3612 Divot Rd – add shed, install driveway

1804 Mulligan Rd – roof over patio

Data Base and Directories - Marge Schindewolf, Chair

Directories are at the printers. Director Marge Schindewolf is meeting with the printer to go over final draft. Treasurer Jim Grace will provide a mailing list to Director Marge Schindewolf.

Activity Center and Special Events - Linda Fisher, Chair

Activity Center - Due to covid-19 the activities were discontinued. But the residents continued the usage of the library which was very appreciated.

Events - Linda Fisher, Chair

Events: GH Annual Yard Sale: Saturday February 20, 2021, at Sebring Christain Church, reservations and details contact Karin Heath 863 382-9418 or Judy Trier 260 242-0618.

Welcoming – Joyce Rowe

Delivered 4 welcome packets in December 2020

Joyce reported due to covid-19 she did fewer welcome visits in 2020, but she did complete drop-offs of many welcome packets and directories.

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

No Report

Website Report for Month of December, 2020

- Published (1) ShoutOut for the December 14, 2020 Regular Monthly Board Meeting Agenda.
- Posted the 2021 Approved Budget in GHOA Document Center.
- December 12, 2020 Draft Meeting Minutes.
- November 9, 2020 Final Meeting Minutes.
- CPHA December 2, 2020 Board of Directors Meeting Minutes.
- Posted Next Events, Announcements (home page) and other website updates.
- Received (2) emails through the website and forwarded to the GHOA Secretary.

Annual Website Report

Posted monthly agendas, meeting minutes and other website updates for both GHOA and CPHA. Published 12 Shout Outs during the year. Posted upcoming events and announcements throughout year. Created and published a new “About Us” web page. Annual Maintenance on the subscriber email list and removed inactive subscribers.

President Albert Smith allowed time for non-board members to speak. Joyce Rowe thanked all outgoing directors for their service to the board.

Old Business:

None

New Business:

Item:

Vacant Board Director Positions

- 3 vacant positions for 3 year terms
 - 3 property owners volunteered to take those positions.
 - Mike Maloy
 - Donald Robinson
 - John Waddell
 - Director Robert Schroeder moved to appoint Mike Maloy, Donald Robinson, and John Waddell as Directors of the Golf Hammock Owners Association. Marge Schindewolf second. Motion passed unanimously.
- 1 vacant director position still outstanding to replace resigned Director Mick Gillette

President Albert Smith stepped down and turned the meeting over to Vice President Nancy Beatty.

Vice president Nancy Beatty made a motion to adjourn Annual meeting. Director Robert Schroeder second. Motion passed 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