

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING DRAFT MINUTES MONDAY, SEPTEMBER 13, 2021  
GOLF HAMMOCK ACTIVITYCENTER  
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

**Board Directors Present:**

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Richard Smith, Donald Robinson, Marge Schindewolf, Victoria Dale

**Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve May Minutes. John Waddell Second. Motion approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Welcome everyone to our September meeting. A lot has been going on in Golf Hammock behind the scenes as people say. We have seen hogs, bears, foxes, alligators, we have had phone calls a lot of phone calls. You will hear more from the committee chairs. I would like to say a big thank you to my board members for their help when I call. 4 stop signs were bought and replaced by my husband and myself. The roads were Lost Ball & Dog Leg, Sandwedge & Lost Ball, Duffer Lane & Duffer Loop, Golf Hammock Dr. & Bogey Blvd. We are still collecting assessments more from John. We will be discussing the budget in Oct-Nov. so get you proposals in to John

**Vice President: Robert Schroeder**

Assisted the President throughout the summer. Assisted with irrigation repairs. Worked on solutions to streamline some management processes between the board and the members. Completed some repairs to a homeowner's yard from Hog damage. The fence will be replaced with a stronger fence when it is dry enough for the fence company to complete the work.

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
June 2021				
<b>ASSESSMENT SUMMARY</b>				
Total Assessments Due 01/01/2021 (Including Past Due)			\$ 312,400.78	
Amount Paid - January 2021 (Includes Undeposited Funds)			\$ 211,241.89	
Amount Remaining - 01/31/2021			\$ 101,158.89	
Amount Paid - February 2021 (Includes Undeposited Funds)			\$ 25,029.00	
Amount Remaining - 02/28/2021			\$ 76,129.89	
Amount Paid - March 2021 (Includes Undeposited Funds)			\$ 37,183.86	
Amount Remaining - 03/31/2021			\$ 38,946.03	
Amount Paid - April 2021			\$ 2,075.00	
Amount Remaining - 04/30/2021			\$ 36,871.03	11.8% of 01/01/2021 Balance
Amount Paid - May 2021			\$ 9,560.89	
Amount Remaining - 05/31/2021			\$ 27,310.14	8.7% of 01/01/2021 Balance
Amount Paid - June 2021			\$ 3,036.61	
Amount Remaining - 06/30/2021			\$ 24,273.53	7.8% of 01/01/2021 Balance
<b>Amount Remaining Detail:</b>				
	#of Lots		Amt Due	
\$175.00	0	\$	-	
\$375.00	29	\$	10,875.00	
\$377.00	1	\$	377.00	
\$400.00	1	\$	400.00	
\$402.00	1	\$	402.00	
\$411.61	0	\$	-	
\$415.09	1	\$	415.09	
\$434.00	1	\$	434.00	
\$802.00	8	\$	6,416.00	
\$1,238.61	4	\$	4,954.44	
<b>Totals</b>	<b>46</b>	<b>\$</b>	<b>24,273.53</b>	
		\$	3,036.61	
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>CHECKING ACCOUNT</b>				
6/1/2021	Beginning Balance		\$ 459,246.11	
6/4/2021	SEBRING CHRISTIAN CHURCH - BILL PYMT - GB4CX88S	26	\$ (75.00)	Rental - May Meeting
6/4/2021	BOB SCHROEDER - BILL PYMT - XBYCP88S	18	\$ (64.50)	Reimbursement - Landscape Maintenance
6/4/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - NBACO88S	23	\$ (46.87)	Fountain
6/4/2021	DUKE ENERGY FLORIDA - BILL PYMT - 5B6CU88S	23	\$ (648.80)	Lighting
6/4/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - JBECW88S	15	\$ (79.04)	Activity Center - Utilities
6/4/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - RBZCN88S	23	\$ (27.66)	West Entrance
6/7/2021	RUTHIE O'NEILL - BILL PYMT - CBQC98MI	35	\$ (325.00)	Web Hosting
6/9/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - HB3C18F5	29	\$ (850.00)	Accounting - Monthly
6/16/2021	Check# 9629 - EXCAVATION POINT	33	\$ (100,375.00)	Special Projects - Drainage
6/23/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - GB9CHJW4	29	\$ (32.45)	Accounting - Postage - Statements
6/23/2021	LERMA'S LANDSCAPING - BILL PYMT - KBNCEJW4	18	\$ (950.00)	Landscaping - Monthly - June
6/23/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - UBQCGJW4	19	\$ (1,400.00)	Common Grounds - Mowing
6/23/2021	BOB SCHROEDER - BILL PYMT - JB4CFJW4	18	\$ (134.67)	Landscaping - Maintenance
6/23/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - MBOCSJW4	17	\$ (1,101.00)	Common Grounds - Lakes & Canals
6/23/2021	E MARK BREED III, P.A. - BILL PYMT - JBGCTJW4	28	\$ (106.00)	Professional Fees - Legal
6/23/2021	E MARK BREED III, P.A. - BILL PYMT - JBLCUJW4	28	\$ (1,422.44)	Professional Fees - Legal
6/28/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - WB4C18RO	15	\$ (700.00)	Activity Center - Rent
6/30/2021	Check# 9630 - EXCAVATION POINT	33	\$ (103,243.00)	Special Projects - Paving & Road Repair
6/30/2021	FREELAND PROPERTIES, INC. - BILL PYMT - UB7CJUP6	16	\$ (1,735.05)	Misc Repairs
6/30/2021	METAVANTE CORP - BILL PYMT GOLFHAMMOCK		\$ 150.00	
7/1/2021	Check# 9631 - AUTO-OWNERS INSURANCE	22	\$ (7,516.06)	Insurance
7/1/2021	Deposit		\$ 4,046.43	
7/1/2021	Deposit		\$ 1,475.00	
7/1/2021	Ending Balance		\$ 244,085.00	
		Total Deposits	\$ 5,671.43	
		Total Payments	\$ (220,832.54)	
		Net Change	\$ (215,161.11)	
<b>SAVINGS ACCOUNT</b>				
6/1/2021	Beginning Balance		\$ 138,756.66	
6/30/2021	Credit Dividends		\$ 1.14	
6/30/2021	Ending Balance		\$ 138,757.80	



Golf Hammock Owners Association				
Treasurer Report				
August 2021				
<b>ASSESSMENT SUMMARY</b>				
Total Assessments Due 01/01/2021 (Including Past Due)			\$	312,400.78
Amount Paid - January 2021 (Includes Undeposited Funds)			\$	211,241.89
Amount Remaining - 01/31/2021			\$	101,158.89
Amount Paid - February 2021 (Includes Undeposited Funds)			\$	25,029.00
Amount Remaining - 02/28/2021			\$	76,129.89
Amount Paid - March 2021 (Includes Undeposited Funds)			\$	37,183.86
Amount Remaining - 03/31/2021			\$	38,946.03
Amount Paid - April 2021			\$	2,075.00
Amount Remaining - 04/30/2021			\$	36,871.03
Amount Paid - May 2021			\$	9,560.89
Amount Remaining - 05/31/2021			\$	27,310.14
Amount Paid - June 2021			\$	3,036.61
Amount Remaining - 06/30/2021			\$	24,273.53
Amount Paid - July 2021			\$	1,500.00
Amount Remaining - 07/31/2021			\$	22,773.53
Amount Paid - August 2021			\$	752.00
Amount Remaining - 08/31/2021			\$	22,021.53
				11.8% of 01/01/2021 Balance
				8.7% of 01/01/2021 Balance
				7.8% of 01/01/2021 Balance
				7.3% of 01/01/2021 Balance
				7.0% of 01/01/2021 Balance
<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>		
\$375.00	24	\$ 9,000.00		
\$377.00	0	\$ -		
\$400.00	1	\$ 400.00		
\$402.00	1	\$ 402.00		
\$415.09	1	\$ 415.09		
\$434.00	1	\$ 434.00		
\$802.00	8	\$ 6,416.00		
\$1,238.61	4	\$ 4,954.44		
<b>Totals</b>	<b>40</b>	<b>\$ 22,021.53</b>		
		\$ (0.00)		
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>CHECKING ACCOUNT</b>				
8/1/2021	Beginning Balance		\$ 234,338.89	
8/3/2021	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - UBRCZJLS		\$ (135.00)	Common Grounds - Lakes & Canals
8/3/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - CB2CLJLS		\$ (27.79)	Electric - West Entrance
8/3/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - CBHCXJLS		\$ (49.82)	Electric - Fountains
8/3/2021	DUKE ENERGY FLORIDA - BILL PYMT - AB6CMJLS		\$ (641.86)	Electric - Lighting
8/3/2021	LERMA'S LANDSCAPING - BILL PYMT - 6BUCXJLS		\$ (600.00)	Landscaping - Monthly - July
8/5/2021	RUTHIE O'NEILL - BILL PYMT - QBICJTB		\$ (325.00)	Web Hosting
8/9/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - 2BYCLJPZ		\$ (850.00)	Accounting - Monthly
8/9/2021	BOB SCHROEDER - BILL PYMT - 3B6C4Z51		\$ (286.71)	Common Grounds - Landscaping Maintenance
8/17/2021	LERMA'S LANDSCAPING - BILL PYMT - 6BAC7ZYE		\$ (1,000.00)	Landscaping - Monthly - August
8/17/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BNCGZYE		\$ (112.56)	Activity Center - Utilities
8/17/2021	BOB SCHROEDER - BILL PYMT - AB7C8ZYE		\$ (161.35)	Common Grounds - Landscaping Maintenance & Postage - Compliance
8/17/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - EBECJZYE		\$ (1,101.00)	Common Grounds - Lakes & Canals
8/17/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 2BECJZYE		\$ (2,120.00)	Common Grounds - Mowing
8/17/2021	E MARK BREED III, P.A. - BILL PYMT - QBTC6ZYE		\$ (110.00)	Professional Fees - Legal
8/20/2021	NANCY BEATTY - BILL PYMT - HBCCRZ2F		\$ (177.13)	Common Grounds General & Misc Maintenance
8/26/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 6B3CJJP0		\$ (700.00)	Activity Center - Rent
8/30/2021	BOGUS PRINTING, INC. - BILL PYMT - XBGCCZC7		\$ (145.13)	Covenants - Printing Quick Reference Guides
8/30/2021	CLARK PEST CONTROL - BILL PYMT - GB9CUZD7		\$ (305.00)	Common Grounds - Landscaping Maintenance
8/31/2021	Deposit		\$ 1,152.05	
8/31/2021	Ending Balance		\$ 226,639.29	
	Total Deposits		\$ 1,152.05	
	Total Payments		\$ (8,848.35)	
	Net Change		\$ (7,696.30)	
<b>SAVINGS ACCOUNT</b>				
8/1/2021	Beginning Balance		\$ 138,768.98	
8/31/2021	Credit Dividends		\$ 1.18	
8/31/2021	Ending Balance		\$ 138,768.16	

At the time of the meeting Treasurer John Waddell reported 46 lots have outstanding assessments. Four homeowners have assessments in excess of \$1000.00. The process has been started to place liens on those properties. Treasurer John Waddell wanted to recognize Nancy Beatty, Robert Schroeder, Donnie Robinson, and Victoria Dale for their efforts and labor to complete some projects over the summer.

## **Committee Reports:**

### **Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Victoria Dale, Chair**

- 1) New mulch was placed at the front entrances & all circles
- 2) The sprinklers were checked & a few minor repairs were needed. Nancy was going to have her husband do the repairs. DC irrigation will be doing their quarterly sprinkler system check sometime this month.
- 3) Three oak trees were trimmed on Par Road by Revell Tree Service
- 4) We will be doing some planting to enhance the front entrance & circles this fall

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

Regular maintenance has been done through the summer. Aerator on Lake Judy was replaced from damage by a fishing lure.

### **Complaints and Violations – Robert Schroeder, Chair**

Four violations issued since our break. All have been closed.  
Twelve courtesy reminders. All have been closed.

\*\*\*Reminder\*\*\* A complaint cannot be investigated until a formal complaint form has been completed. Forms can be found on the website, or in the activity center. Forms should be turned in to Chair Robert Schroeder

### **Roads and Drainage – Richard Smith, Chair**

## **Common Grounds-Drainage, Culverts, and Roads**

### **September 2021**

Since my last report for the May 2021 Board Meeting, Road resurfacing was completed for Golf Haven Terrace, Sugar Pine Circle, and Cormorant Point Drive.

The Drainage, Culverts, and Roads Committee met during the summer on June 16 to discuss the remaining budget of \$52,782 for 2021. It was agreed that we would save this remaining amount for contingencies with the option to complete more projects after the Hurricane/rainy Season passes.

The committee discussed our Drainage survey results that were available for the June Committee meeting which helped greatly for identifying remaining needed drainage projects.

The committee also discussed proposed paving projects for 2022.

I am currently in the process of collecting estimates for projects to complete in 2022 and will submit those to the treasurer for the 2022 Roads and Drainage budget.

### **Architectural Review-Donald Robinson, Chair**

May - 1 generator tank  
1 garden shed  
1 windows replaced  
1 solar panels  
1 Driveway painting  
1 hedge placement

June -1house painting  
2 fences  
2 solar panels  
1 windows replacement  
2 roofs

July - 2 garden sheds  
1 driveway extend

Aug - 1 solar panels  
1 drive extend

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

We had four new residents join our community for August 2021:

2 for Golf Hammock - SEHL. Gordon & Beth  
LEWIS, Carl & Nathalie

2 for Comorant Point - WEBSTER, Douglas  
WALTON, Nancy

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

Activities have resumed for those who were fully vaccinated. Masks were requested due to increase Delta variant spread in Highlands County.

### **Events - Linda Fisher, Chair**

Giving Thanks to Judy Trier for decorating entrances for special holidays.

### **Welcoming – Joyce Rowe**

I had 5 contacts during the summer break, and delivered 5 packets.

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

No report from the Street Captain.



## Website Report for Months of May to September, 2021

### Published 10 ShoutOuts:

- May 7: Meeting Agenda for May's General Board Meeting
- May 8: Garbage/Recycle Reminder
- May 10: Roads & Drainage Survey
- May 28: Roads & Drainage Survey
- June 7: Highlands County Planning & Zoning (Re-zoning parcels on Hammock Road)
- June 15: Great News (Re-zoning parcels on Hammock Road tabled)
- July 6: Roads & Drainage Survey
- July 17: MRTA Packet
- August 13: Summer Reminders

### Emails Received 39:

- New Subscribers: 25
- Contacted Us: 14
- May 7, 2021 General Meeting Agenda
- Posted May 7, 2021 Draft Meeting Minutes
- Posted April Final Minutes
- Posted CPHA September 1, 2021 Monthly Meeting Minutes
- Updated Board Members information on GHOA/CPHA Document Resource Centers
- Card Tents for CPHA Board Members
- Updated Owners Quick Reference Guide (Rev. D—May 2021).
- Website updates (Announcements, Calendar updates, etc.)
- Updated CPHA Resource Center: Archived files 2015 to 2018 Meeting Minutes

### Old Business:

- None

### New Business:

- 2 Light Repair Requests
  - One near the tennis courts
  - One on Bunker and Dog Leg
  - Repairs have been completed
  - Also a streetlight that was originally paid for by a homeowner on Pitching wedge has been taken over by the GHOA

- Homeowners of vacant lots have been sent a letter as a reminder with the required mowing schedule
- New Architectural Control Form
  - Work to develop a new form to make the process more standardized to assist the chair of the architectural committee.
  - We want to have more than one board member to sign off on new form. We want the process to show that the board is making the decision not an individual board member.
  - Nancy Beatty made a motion discuss the creation of a formal process for architectural approvals with a new, clear cut form. Donnie Robinson Second. Approved unanimously.
  - Motion tabled to the October meeting.
- President Nancy Beatty also wants to improve the process pertaining to new homeowners entering our community. Included in the process should be a form given out by the welcoming committee which includes a questionnaire that would inquire about information pertinent to the GHOA. Intended use of home etc...
- President Nancy Beatty also clarified that Hot Tubs are included under the same rules for pools which requires a fence around it or a locking top. This will be included in the Standing Rules.
- Owner of the Golf Course would like to put up a sign near Hammock Rd. to advertise the golf course and the restaurant.
  - John Waddell will communicate with the owner for plans and discuss the possibility for a combination sign with the community.
  - John Waddell will also inquire if he has any interest in selling.

President Nancy Beatty entertained comments from homeowners present at the meeting.

Next Meeting Monday October 11, 2021

Motion to adjourn made by Robert Schroeder. Matt Nelson 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](http://www.ghoaonline.com)**