

**Golf Hammock Owners' Association
Special Meeting of the Board - February 29, 2016
Special Meeting Minutes - J.P. Fane**

Call to order: President George Kibe, brought the meeting to order at 6:00 PM

Members present: George Kibe, J.P. Fane, Victor Divietro, Mark Walczak, Rose Chupka Cookman, Shirley Kuznarik, Nancy Beatty, Bob Schroeder.

Absent: Mark Walczak, Marge Schindewolf.

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 2/24/16. Signs posted at front/west entrances on 2/26/16.

Meeting Minutes:

A special board meeting was called to discuss the Culvert Repair decision approved by the Board during the February meeting. A motion to contract with EPI for the culvert work was approved with the understanding that EPI was the only service provider in Highlands County. Subsequently, at least one other supplier for this service was discovered. The President has requested this other supplier for a bid to accomplish the work. The President called this special meeting to receive clarification from the board on a path forward.

Discussions on the new bidder were held and the president relayed advise from GHOA's legal counsel on Florida Statutes 720.3055. The board determined that no current contract has been entered into based upon the previous decision to to contract

with EPI. When discussions ended, a Motion to Repeal the decision made on February 8, 2016 in regards to contracting was proposed, by Victor Divietro and seconded by Rose Chupka Cookman. The motion was voted on and passed unanimously.

The discussions also made clear to the board that there are conflicting priority of repair opinions between the board, and the two contractors bidding the effort. Victor Divietro suggested that the board should hire an engineering firm to get an independent view of the priorities and condition of the culverts. Shirley Kuznarik presented a motion that the board solicit bids for a engineering study to include a priority repair schedule and mapping of the developments culvert system. The motion was seconded by JP Fane. The motion was voted on and passed unanimously.

There were approximately 8 community members present at the meeting and several asked questions about the state of the culverts and where a map could be located.

JP Fane made a motion, seconded by Rose Chupka Cookman, to adjourn the meeting at 6:45 PM. The motion was voted on and passed unanimously.

Golf Hammock Owners' Association, Inc.
August 17, 2016
Special Board Meeting #2 Minutes

[THESE MINUTES WERE APPROVED BY THE BOARD AT THE SEPTEMBER 12, 2016 GENERAL MEETING.]

Call to Order: President George Kibe brought the meeting to order at 6:40 pm.

Roll Call:	Present	Absent
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net		X

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 8/7/16. Signs posted at front /west entrances on 8/15/16.

Discussion:

The purpose of this meeting was to discuss a proposal from the Common Ground Committee to make landscape improvements to the common grounds along Golf Hammock Drive from the front entrance to Par Road.

Mark stated that the subject area with its under-performing or non-performing roses and grasses, broken and dislodged cement borders, and its lawn consisting primarily of weeds is a poor reflection on our Community. The many planting beds are expensive to maintain, mulch, fertilize and control pests. This area should be addressed to enhance our gateway to the Community.

The proposal, with an estimated cost of \$16,300, includes the removal of all the planting beds and the re-sodding of the area. A new bed at the intersection of Par and Golf Hammock will be created by reusing the boulders and adding a collection of several screw pines. Seven Sylvester palm trees will be placed along the area to provide some scale and definition. Poles and sign posts will be softened in appearance by planting muhly grass. All plantings and sod choices in the proposal were made to minimize maintenance costs.

Comments originating from Board members and the audience were favorable to the idea of improving the subject area, but most felt the expenditure should be tabled until the full impact of the Paving and Culvert replacement program is defined and addressed.

Mark agreed to table this matter for the current budget year.

Adjourn: On a motion by Victor, seconded by JP, and unanimously approved, the meeting was adjourned at 7:10 pm. Respectfully submitted, Mark Walczak, Secretary.

Golf Hammock Owners' Association, Inc.
August 17, 2016
Special Board Meeting #1 Minutes

[THESE MINTES WERE APPROVED BY THE BOARD AT THE SEPTEMBER 12, 2016 GENERAL MEETING.]

Call to Order: President George Kibe brought the meeting to order at 6:00 pm.

Roll Call:

	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net		X

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 8/7/16. Signs posted at front /west entrances on 8/15/16.

Discussion:

Board members introduced themselves to the audience present for the meeting.

This special meeting was called to review year-to-date budget, discuss preliminary impacts for 2017, and set the stage for a successful budgeting process for the new year.

The Board reviewed actual revenues and expenses for the first six months of 2016, compared to budget. Based on these first half results and forecasts of upcoming expenditures, Victor provided the Board with a projected year end revenue and expense estimate that illustrates revenues exceeding expenditures by \$17,707.

Mark noted that projected expenditures for Common Grounds may not be as favorable as estimated. There are pending expenditures for fencing, \$800, tree trimming, \$3,000, and pest control, \$800. Also, road maintenance is needed in several locations: milling road surfaces on Mulligan Court and Par Road, repairing the intersection of Mulligan and the Circle, and patching potholes at the main entrance and several other locations. This may take the majority of the road maintenance budget.

Nancy also mentioned that the membranes that agitate the water in Lake Judy are near the end of their useful life and may need replacement before year end.

Looking forward, George suggested that two large Common Ground expenditures, Landscape Maintenance and Pest Control, be competitively bid. Victor also suggested that we get estimates and consider a pest, weed, and fertilization program for our poorly performing Common Ground lawns.

Spending for Paving/Culverts has been delayed, with the first priority project to occur at Thanksgiving. This first project is expected to consume about half of the \$60K budget, and the remainder still needs to be evaluated.

Recent heavy rains have highlighted the fact that our Culvert maintenance and replacement program, as proposed by both EPI and Cool and Cobb, does not address some of the most severe deficiencies in the drainage of water throughout our Community. These include:

- Eagle Court flooding
- Lake Clara flooding and slow outflow
- Flooded driveways along Lost Ball, between Bunker and Dog Leg
- Flooded driveways along Cormorant Point Drive

These require an engineered solution, and these engineering services should be estimated for the new budget.

Adjourn: On a motion by JP, seconded by Nancy, and unanimously approved, the meeting was adjourned at 6:40 pm.

Respectfully submitted,
Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
November 28, 2016
Special Board Meeting Minutes

[THESE MINUTES WERE APPROVED BY THE BOARD AT THE DECEMBER 12, 2016 GENERAL MEETING.]

Call to Order: President George Kibe brought the meeting to order at 6:59 pm.

Roll Call:	Present	Absent
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratomainet.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 11/21/16. Signs posted at front /west entrances on 11/24/16.

Discussion:

This special meeting was called to review the proposed budget for 2017, and reach a consensus on a finalized budget for the new year.

Victor provided the Board with an updated proposed budget document that shows a deficit spending plan of \$28, 410. George provided the Board with an updated project list for Culverts, Bio-Swales, Engineering Work, Common Grounds, Lakes and Ponds, and Roads totaling to \$266, 231. Several of the Culvert projects listed are yet to be priced, and so this total will be higher.

Of all the routine operating expenses shown on the proposed budget, only the expenses and advertising revenue associated with the Newsletter were identified for a change. With the elimination of the Newsletter, this expense and revenue has been deleted from the budget.

Of the 17 Culvert projects listed, all were considered viable and necessary, prioritized over a three-year period. JP was asked to investigate the possibility of completing the two, catch basin cover grate projects (1707 Divot Lane, 2208 Dog Leg) in the current 2016 budget year. Mark also requested that this year end effort include a blow-out/clean-out of the outflow culvert at 1707 Divot Lane since the cover grate has been missing for a long time and therefore a clogged culvert pipe is suspected.

Of the seven Bio-Swale projects listed, all were considered viable and necessary, prioritized over a three-year period. "The Mills Pond ditch to Culvert 13 project" was the most uncertain

of the projects. Mark commented that this uncertainty may need some engineering design work to clarify the specifications. Vic and George felt that we can rely on the experience and expertise of our Contractor to get the job done. Mark and Victor shared an opinion that the priority for these projects should be judged by the lack of accessibility to properties due to extended driveway flooding and damaged road surfaces.

Examining the total cost of culverts and bio-swales, the Board decided to address the expenditures over three years, and Victor suggested an expenditure of \$103,500 in the 2017 budget. Spending priorities to be set by the Common Ground Committee.

Of the eight Engineering Work projects, three were chosen for budgeting in 2017. The Eagle Court Study at \$9,760, the Environmental Preserve Wetlands Inspection at \$2,600, and the Restoration Firm ID at \$3,000 will be included in the final budget. George explained that the Environmental Preserve has been a part of the Common Grounds, but has been mostly ignored for many years. The area is full of vines and other invasive plants that are killing the trees. It is time to start addressing the needs of the Preserve.

Speaking in support of the six Common Ground projects, Mark stated that as a Board we share a mission to maintain, preserve, and protect our Common Grounds. We look to fulfill this mission by addressing the needs of our roads, culverts, and bio-swales. Attention to landscape maintenance is a comparable way of fulfilling our mission. And just like these other projects, addressing the needs of the landscape over time is more effective than waiting till a more substantial expenditure/problem is revealed. Mark noted that our Common Ground landscapes are mature/tired. Electrical problems and structural issues with our walls and signs are evident. Bushes are dying and many of our plantings are under-performing. George noted that there have been no member complaints about the landscape, and George, Victor and JP all expressed the opinion that major demands of our roads and culverts need to take precedence over the landscape at this time. The six Common Ground projects remain in the budget, but two projects (Beautification at \$18,000, Front Entrance Repair at \$2,500) will be retitled as landscape maintenance and limited to a maximum expenditure of \$5,000 for the year. The Hammock Road Ditch project would be funded in the budget for the Culverts and Bio-swales.

Regarding Lakes and Ponds, the project to clear the Lake Elaine-Lake Clara drainage ditch will be funded in the budget for the Culverts and Bio-Swales. The Fountain Repair project of \$500 remains in the 2017 budget.

The Roads, Miscellaneous Repair Budget was increased from \$5,000 to \$15,000. This was done to fund a widening of two intersections, "Golf Hammock Drive and the Circle" and "Mulligan Road and the Circle". There are also two road milling projects on Mulligan Court and Par Road. No other road resurfacing projects are planned in 2017.

There was a short discussion on the annual assessment fee of \$200 per lot. No rate changes are planned for 2017.

George recapped the results of all this discussion. The resulting expense budget would total \$232,055. Matched against planned revenues, the year would end with a deficit of \$72,580. This would leave us with cash on hand (checking and savings account) of \$125,000.

JP made a motion to approve and accept as final the budget as recapped in the previous paragraph, seconded by Bob. The vote on the motion approved the final budget unanimously.

Adjourn: On a motion by JP, seconded by Victor, and unanimously approved, the meeting was adjourned at 9:00 pm.

Respectfully submitted,
Mark Walczak, Secretary