

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING FINAL MINUTES MONDAY, APRIL 11, 2022
GOLF HAMMOCK ACTIVITY CENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by Vice President Robert Schroeder. President Nancy Beatty was unable to attend due to health reasons.

Board Directors Present:

John Waddell, Matt Nelson, Richard Smith, Victoria Dale, Donald Robinson, Robert Schroeder,

Approval of Meeting Minutes

Motion made by Donald Robinson to approve March Minutes. Richard Smith Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Had many discussions with Bob and Donnie received many phone calls from realtors and future homeowners. Had a meeting with Bob and Richard about roads and drainage. I am going to read at the meeting what deed restrictions mean to property owners. Got a call from a homeowner that a roofing co was at her door. I went out to tell them to leave no soliciting in Golf Hammock I found two more people told them to leave. They were here because of the storm and hail the other night.

The following was deed restriction statement was read at the meeting:

Deed Restrictions

Homeowners Associations (HOA's) can use deed restrictions to set certain standards for behavior and property use. Deed Restrictions can also be used to preserve nature or wildlife areas. So everyone who owns a home in a subdivision that has deed restrictions, must follow them. HOA can use deed restrictions to maintain property values. What you are restricted to depends on the limits or rules imposed by your homeowner association. You may also be prevented from renting or leasing out any part of your home or property through deed restriction.

Violating a deed restriction established by your HOA could trigger penalties or fines. For example, you want to put up a fence to enclose your backyard. Deed Restrictions may require you to construct a particular type of fencing, such as vinyl, chain link fencing, not wood paneling.

Some common Deed Restrictions:

Vehicles allowed on your property

Number of pets and animals

Type of fencing

Types of structures or renovations you can complete

Exterior color palettes allowed

Boats, Trailers in front yard or driveways, unlicensed cars

Vice President: Robert Schroeder

VP work with committees/Community Surveys

Also participated in the Veterans memorial that took place in the previous month. The ceremony was to spread ashes in the pond across from his home on Duffer Loop. We did have some issues directing traffic. If something like this would be allowed to happen again, a different approach to traffic control would be explored.

Secretary: Matt Nelson No Report

Golf Hammock Owners Association				
Treasurer Report				
March 2022				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06	
Amount Paid - January 2022 (including Undeposited Funds)		\$	176,581.25	
Amount Remaining - 01/31/2022		\$	124,624.81	
Amount Paid - February 2022 (including Undeposited Funds)		\$	44,150.00	
Amount Remaining - 02/28/2022		\$	80,474.81	
Amount Paid - March 2022 (including Undeposited Funds)		\$	39,104.00	
Amount Remaining - 03/31/2022		\$	41,370.81	
Amount Remaining Detail:				
	#of Lots		Amt Due	
(\$25.00)	2	\$	(50.00)	
(\$52.00)	1	\$	(52.00)	
(\$75.00)	1	\$	(75.00)	
\$375.00	68	\$	25,500.00	
\$401.69	1	\$	401.69	
\$402.00	1	\$	402.00	
\$403.73	1	\$	403.73	
\$802.00	2	\$	1,604.00	
\$802.10	1	\$	802.10	
\$831.47	1	\$	831.47	
\$845.76	1	\$	845.76	
\$891.94	1	\$	891.94	
\$914.59	1	\$	914.59	
\$1,266.94	2	\$	2,533.88	
\$1,268.08	4	\$	5,072.32	
\$1,344.33	1	\$	1,344.33	
Totals	85	\$	41,370.81	13.74% of 01/01/2022
Balance Remains Unpaid				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
3/1/2022	Beginning Balance		\$ 392,716.38	
3/3/2022	Night - Deposit Drop		\$780.00	
3/3/2022	Night - Deposit Drop		\$1,800.00	
3/3/2022	Deposit		\$6,750.00	
3/3/2022	Deposit		\$6,750.00	
3/3/2022	Night - Deposit Drop		\$3,675.00	
3/7/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - RB1COLNM	21	(\$33.26)	West Entrance
3/7/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - OB6COLNM	21	(\$740.75)	Lighting
3/7/2022	RUTHIE O'NEILL - BILL PYMT - 2BJCRLQE	31	(\$325.00)	Web Hosting
3/7/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - HBKCVLNM	21	(\$48.03)	Fountain
3/9/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - 1BECCL1F	25	(\$900.00)	Accounting - Monthly
3/15/2022	RICHARD SMITH - BILL PYMT - FBXCNLKP	23A & 23C	(\$84.83)	Postage \$34.80 & Office Supplies 50.03
3/15/2022	LERMA'S LANDSCAPING - BILL PYMT - MBUCYLKP	17B	(\$650.00)	Common Grounds - Monthly
3/15/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 1BGCOLKP	17D	(\$205.00)	Common Grounds - Mowing
3/15/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - 3BOCULKP	17	(\$1,101.00)	Common Grounds - Lakes & Canals
3/15/2022	CLARK PEST CONTROL - BILL PYMT - 5BECWLKP	17E	(\$305.00)	Common Grounds - Pest Control
3/21/2022	SEBRING CHRISTIAN CHURCH - BILL PYMT - DBVCVLUQ	19	(\$100.00)	Yard/Garage Sale Rent
3/21/2022	JUDY TRIER - BILL PYMT - 8BMCNLUQ	19	(\$142.76)	Yard/Garage Sale Expenses
3/22/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 8BCCWXIA	15B	(\$33.15)	Utilities - Activity Center
3/23/2022	Deposit		\$6,750.00	
3/23/2022	Deposit		\$1,350.00	
3/23/2022	Deposit		\$750.00	
3/23/2022	night drop 3/23/22 - Deposit		\$6,750.00	
3/23/2022	night drop 3/23/22 - Deposit		\$6,750.00	
3/23/2022	night drop 3-23-22 - Deposit		\$7,654.00	
3/24/2022	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - TBZC4XX9	17	(\$175.00)	Common Ground-Lakes & Canals-Fountain Repairs
3/25/2022	Return of Deposit Item Fee	14	(\$15.00)	To Be Reimbursed By Homeowner
3/25/2022	Returned Check 338	14	(\$802.00)	To Be Reimbursed By Homeowner
3/28/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - NB6C4LRY	14	(\$700.00)	To Be Reimbursed By Homeowner
3/28/2022	Return of Deposit Item Fee	14	(\$15.00)	To Be Reimbursed By Homeowner
3/28/2022	Returned Check 3006	15A	(\$375.00)	Activity Center - Rent
3/30/2022	Cash Overage from Drop Off deposit		\$375.00	
3/30/2022	Deposit		\$6,600.00	
3/30/2022	Deposit		\$2,650.00	
3/30/2022	Deposit		\$240.00	
3/31/2022	Ending Balance		\$ 445,589.60	
	Total Deposits		\$59,624.00	
	Total Payments		(\$5,543.78)	
	Total Return Cks		(\$1,207.00)	including Fee
	Net Change		\$52,873.22	
SAVINGS ACCOUNT				
3/1/2022	Beginning Balance		\$ 138,767.04	
3/31/2022	Credit Dividends		\$ 1.18	
3/31/2022	Ending Balance		\$ 138,768.22	

Treasurer John Wadell reported we have greater than \$40,000.00 in past due fees as of March 31st. \$25,000.00 of that past due assessment is attributed to property owners only behind in the current year. \$16,000.00 is owed by property owners that are past due over 1 year. We did have 2 more checks returned. One was a stop payment and the other was insufficient funds. Action has been taken on both to resolve. Expenses throughout the month were standard. Invoices/Statements for late assessments will go out this month.

Committee Reports:

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

In the process of working on the beds and adding color to the beds along Golf Hammock Dr. Also we are evaluating the amount of current flower beds. A plan has been drawn up to eliminate some of them. Researching adding rock to potholes along the road at the main entrance.

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

No Report

Complaints and Violations – Robert Schroeder, Chair

1 issued
3 Courtesy notices

Roads and Drainage – Richard Smith, Chair

The Roads and Drainage Committee met on April 4 to review the DRAFT Engineering Report that was requested for the East Ditch, standing water on Pitching Wedge Way, and standing water along the west side of Lost Ball Drive between Dog Leg Drive and Lost Ball Court.

The report recommends clearing of brush and limbs within the East Ditch in preparation for eventual clearing of various minor blockages along the length of the ditch. The engineer does not see any immediate major failure of drainage flow along the ditch but does recommend the remedial steps mentioned.

The report also revealed possible outflows for water along Pitching Wedge Way and Dog Leg Drive toward the west. The committee requested further surveying of the area to rule in or out this possibility

Excavation Point Inc is giving a rough start date of early May for this spring's projects on Dog Leg Drive, Summertree Drive, and the corner of Waterwood and Cormorant Point Drive. Second notices will be sent to affected homeowners approximately two weeks prior to work beginning on these projects.

Board sends out a thanks to Richard Smith for all his diligence on the roads and drainage committee.

Architectural Review-Donald Robinson, Chair

3625 par rd.	1-concrete pad 1spa of the existing porch 1 screened aluminum gazebo
2310 fairway cr	1-fire pit
4626 Duffer lp	1- driveway widen
4000 Divot rd	1- pool cage up date
2304 fairway ln	1-4' fence picket around pool
4113 Duffer loop rd	1-shingles replacement 1- home painting
3709 Divot rd	1-6' chain link fence
3310 Divot rd	1-4' black coated chain link fence
2707 Par rd	1-portable garden shed 1-cement pavers by front door

Research needs to be done to confirm how long property owners have to make property improvements after architectural approvals are delivered.

Data Base and Directories - Open, Chair

No Report.

Activity Center and Special Events - Linda Fisher, Chair

Activity Center: Continue schedule usage for various meetings, library, crafters and book clubs.

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I left 5 welcome flyers at the doors, delivered 2 directories

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

No Report

Website – Ruthie

Emails Received 15:

- New Subscribers: 7
- Contacted Us: 8

Postings/Updates:

- 2022 CPHA Annual Budget (revised posting)
- Posted CPHA February 2022 meeting minutes
- Assessment Reminder Shout Out
- GHOA February 22, 2022 Draft Meeting minutes
- GHOA December 13, 2022 Final Meeting minutes
- Veteran's Memorial Service Shout Out
- Revised Veteran's Memorial Service Shout Out (time change)
- Regular monthly updates to website, calendar, and announcements
- File Maintenance

Old Business:

- None

New Business:

- Potential culvert failure that goes across Waterwood in Cormorant Point. Richard Smith says there is money set aside in the budget for repair of that area when repair is deemed needed. Robert Schroeder will establish a baseline so any change can be monitored.
- The Fencing Issue was not placed on the agenda so it won't be discussed tonight. It will be added to the agenda for the May 2022 meeting.

Vice President Robert Schroeder entertained comments from homeowners present at the meeting.

Bob Henderson wanted it known that there is sludge building up in the drainage culverts in Cormorant point. He wanted it known there is a speeder that he has noticed consistently. He was disappointed that he was the only veteran there.

Pandora Eades wanted to know why board was not posting agenda and the final minutes were not posted

Another property owner inquired about no soliciting signs.

Norm Sochia spoke up that he was interested in being a board member.

Next Meeting will be Monday May 9, 2022

Motion to adjourn made by Donald Robinson. John Waddell 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