

Golf Hammock Owners' Association, Inc.  
February 13, 2017  
Board Meeting Minutes

**(THESE MINUTES WERE GIVEN FINAL APPROVAL BY THE BOARD AT THE MARCH 13, 2017 GENERAL BOARD MEETING.)**

**Call to Order:** Vice President J.P. Fane brought the meeting to order at 7:00 pm.

**Roll Call:**

	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; <u>B</u>	X	
J.P. Fane, Vice President; 863-386-4809; <u>jpfane@gmail.com</u>	X	
Victor Divietro, Treasurer; 863-381-4264; <u>vdivietro@embargmail.com</u>	X	
Mark Walczak, Secretary; 863-658-1658; <u>markcsu@comcast.net</u>	X	
Nancy Beatty, Director; 863-382-6707; <u>nancyab@stratemail.net</u>	X	
Rose Chupka Cookman, Director; 863-385-2402; <u>rosegghao@yahoo.com</u>	X	
Linda Fisher, Director; 863-658-1389; <u>linda@linakasales.com</u>	X	
Marge Schindewolf, Director; 863-386-4083; <u>margeschindewolf@comcast.net</u>	X	
Bob Schroeder, Director; 863-402-5486; <u>bobs1501@outlook.com</u>		X

**Proof of Notice of Meeting:** Meeting notice/draft agenda listed on website and in clubhouse display case on 02/02/17. Signs posted at front /west entrances on 02/09/17.

**Meeting Minutes:** The DRAFT minutes, currently posted on the website for the General Board Meeting of December 12, 2016, and for the General Board Meeting of January 21, 2017 were given final approval by the Board.

**Report of Officers:**

**President's Report**

Cool and Cobb have started the Eagle Court study. A survey team will start measuring the land slope to determine water flow alternatives.

**Vice President's Report**

No report at this time.

Note: Annual Assessments continue to be collected. Approximately 50% of the annual assessments have been paid at this point. The due date for on-time payment of the assessment is March 31.

Checking			
Date	Description	Amount	Memo
12/31/2016	Beginning Balance	\$64,630.16	
1/3/2017	RUTHIE O'NEILL - BILL PYMT - XBC9LX9N	(\$225.00)	Website
1/5/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - 3B49MM76	(\$1,101.00)	Lakes & Ponds
1/5/2017	DUKE ENERGY FLORIDA - BILL PYMT - PBC9WM76	(\$21.44)	Fountain
1/5/2017	DUKE ENERGY FLORIDA - BILL PYMT - DB19WM76	(\$30.72)	West Entrance
1/5/2017	DUKE ENERGY FLORIDA - BILL PYMT - 9B19WM76	(\$599.13)	Lighting
1/11/2017	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - QBD9TMD8	(\$135.00)	Lakes & Ponds
1/11/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - YBW9EMD8	(\$23.91)	Clubhouse Utilities
1/11/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - NBC94MD8	(\$460.00)	Common Grounds – Mowing
1/19/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - RBD95MR1	(\$685.00)	CPA / Accounting
1/19/2017	CUSTOM PRINT SHOP, INC. - BILL PYMT - OBR9XM4L	(\$1,243.95)	Annual Mtg - Printing / Mailing
1/20/2017	LERMA'S LANDSCAPING - BILL PYMT - 9BN9MMML	(\$600.00)	Common Grounds – Landscaping
1/24/2017	Deposit	\$1,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$275.00	Assessments / Estoppels
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
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1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/24/2017	Drop off Deposit	\$2,930.00	Assessment Deposits
1/24/2017	Drop Off Deposit	\$525.00	Assessments / Estoppels
1/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - HBN9NM8W	(\$30.40)	West Entrance
1/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - DBN9NM8W	(\$655.35)	Lighting
1/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - CBN9NM8W	(\$22.42)	Fountain

1/26/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/26/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/26/2017	Drop Off Deposit	\$400.00	Assessment Deposits
1/26/2017	Deposit	\$3,175.64	Assessments / Estoppels
1/26/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
1/27/2017	SEBRING CHRISTIAN CHURCH - BILL PYMT - EBX9UMMN	(\$150.00)	Annual Mtg - Donation
1/27/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OBR9OMMN	(\$18.12)	Clubhouse Utilities
1/30/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBS9OMAE	(\$400.00)	Clubhouse Rent
1/31/2017	Ending Balance	\$121,134.36	

#### Savings

12/31/2016	Beginning Balance	\$138,517.10
1/31/2017	Credit Dividends	\$5.88
1/31/2017	Ending Balance	\$138,522.98

### Secretary's Report

The Secretary position is unfilled at this time. Mark has been serving as the acting Secretary to close out activities associated with the Annual Meeting, the January Board meeting, and the meeting outline and minutes for the February meeting.

### Committee Updates:

#### Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane)

I finally heard from Donnie and I will have the missing estimates for drainage pipes. He also stated that they will get to our projects this summer and is penciling us in to mark us a spot.

#### Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

A number of problems and malfunctions have developed with our irrigation systems at the East and West entrances to the Community. The Committee called on DC Irrigation, Inc. to troubleshoot the systems and bring them back into full function. Both systems are now back in service. The cost to the Association was \$2,100.

Eighty-five feet of wire perimeter fencing was replaced behind a property on Duffer Road. The cost to the Association was \$790. The Homeowners opted to install a gate in this perimeter fencing, at their own expense.

**Common grounds including vacant lots, Environmental Preserve (Chair: George Kibe)**

No new activity reported this month.

**Violations/Complaints (Chair: Bob Schroeder)**

January Report

Opened 3 complaint violations - letters

Closed 4 complaint violations – letters

Mostly dealing with landscaping

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Bob also provided the Board with a Yard Sale Summary for the just completed February 11, 2017 sale.

Twenty-five homeowners reserved spots to sell their treasures. There were 300 possible buyers passing through the yard sale. According to sellers, items sold well. Bob observed that buyers were mainly adults between the ages of 35/40 and 70/75. Car traffic was very heavy from 7:30 am to 10:30 am. We need to do a better job staking off street parking at west entrance, and Bob intends to adjust this strategy next year.

Revenues were \$450, and expenses were \$411.54, which includes a donation of \$250 to the church for their coffee service, bathroom access and use of their grounds. Excess revenue over expenses came to \$38.46.

This event was held without cost to the Association.

A special thank you goes out to Bob and to Judy Trier for their efforts in organizing another successful yard sale.

**Lakes/Ponds (Chair: Nancy Beatty)**

No new activity reported this month.

**Architecture (Chair: Linda Fisher)**

Linda reports that the files and background material have passed to her as the new Chair for this function.

**Activity Center, Clubhouse (Co-Chair: Linda Fisher; Co-Chair Wendy Hardy, 863-414-3727, [gdhardy54@centurylink.net](mailto:gdhardy54@centurylink.net))**

Continued support and usage of library by community. Game nights on 2nd, 3rd & 4th Tuesdays are well attended approx. 15-25 residents.

Every Tuesday mornings approx. 4-12 mah jongg players, and every Friday Mornings approx. 12-25 mah jongg players, exception Jan. 27th increase 32 players.

Every Monday and Thursdays afternoon 4 residents play bridge/euchre hoping to increase, beginning in February on Monday mornings additional 8 bridge players will start.

Every Wednesday afternoon knitting club approx. 10 residents. Book club on 3rd Wednesdays approx. 10 residents.

The GHOA and GPHA holds meetings.

In future, hope more activities can be offered for the community and always would like suggestions.

#### **Communications, Newsletter (Chair: Vacant)**

The Newsletter Chair position is unfilled at this time.

#### **Communications, Website (Chair: Rose Chupka Cookman)**

MONTHLY WEBSITE REPORT, JANUARY 2017

##### SUBSCRIBE FOR WEBSITE UPDATES:

Number of new subscribers: 7

Number of updates emailed to subscribers: 3

##### SHOUT OUTS: Shout Outs sent to subscribers: 3

Jan. 18 — Proxies Reminder to Turn in Proxies

Jan. 18 — Crime Awareness Program

Jan. 23 — Yard Sale

##### GHOA:

- Preliminary Agendas for Jan 21, 2017 Annual Meeting & General Board Meeting
- Golf Hammock 2016 Financial Statements
- Draft Meeting Minutes for Jan. 21, 2017 General Board Meeting
- Annual Membership Meeting Minutes for Jan 21, 2017
- Monthly Maintenance & Updates
- Updates to mobile website

CPHA:

- Meeting Minutes/Financials — Jan. 4, 2017 Monthly Board Meeting
- Meeting Minutes — Jan. 4, 2017 Annual Meeting

WEBSITE DATA: MONTH OF DECEMBER

Page Views: 1,690  
Sessions: 649  
New Visitors: 70.7%  
Returning: 29.3%

**Database/Directory (Chair: Marge Schindewolf)**

Marge reported two new Cormorant Point residents for January: Joseph R Alphonse & Ed Bombich.

**Welcoming (Chair: Joyce Rowe; 863-385-4382; [jannrowe65@gmail.com](mailto:jannrowe65@gmail.com) )**

I had one home visit, and contacted two new residents.

**Street Captains (Co-Chairs: Cindy Bowser; [clb1919@yahoo.com](mailto:clb1919@yahoo.com) , Linda Schroeder; [lindasfl70@yahoo.com](mailto:lindasfl70@yahoo.com) )**

No new activity reported this month.

**Old Business**

1. Filling the Board Secretary position.

JP solicited interest, once again, from the Board members present. None stepped forward to fill the open Secretary position. JP then relayed a message from the President. George recognizes that the Board cannot progress with its many plans and activities without a functioning Secretary to record the proceedings. He will be making a more public request to find member(s) interested in the Secretary position, and if none step up, he will be resigning as President and filling the Secretary position himself.

2. Culvert/Drainage Ditch renovation plans for 2017 (Which culverts and bioswales will be addressed in 2017).

JP has not yet assembled all of the 'EPI' and 'Cool and Cobb' information into an action plan of specific projects for 2017. The 2017 budget calls for spending on culverts and bioswales of \$103,500.

Two culvert projects, Duffer Road and Par Road projects, were completed in 2016. And although the Par Road project will be paid in 2017, the Board agreed without objection



that the full budget amount remains available for project work in 2017. JP will provide the Board with an action plan at the March 13, 2017 Board meeting.

**New Business:**

1. A periodic maintenance plan for front entrance irrigation.

Mark reported earlier that we experienced a rather expensive malfunction of our irrigation systems at the front east and west entrances. These malfunctions are expensive to repair, and have a negative impact on our common area plantings and sod, especially during this dry season. To be more proactive about this issue going forward, Mark presented a proposal from DC Irrigation to perform a quarterly maintenance on our irrigation systems at a cost of \$300 per quarter, plus an additional charge for any materials used in repairing system malfunctions.

Victor drew on some of his experiences with maintenance plans and concluded that this proposal was excessive. Mark explained that this is not a residential system. It is a large system covering a large expanse of plantings and sod along Hammock Road, Golf Hammock Drive, Lost Ball Drive, and Par Road. There are hundreds of irrigation heads that must be evaluated during a typical periodic maintenance walk through. The \$300 quote is not cheap, but certainly not excessive.

A member at the meeting felt that quarterly maintenance is not necessary, as it doesn't matter much if the irrigation system malfunctions during the rainy season.

The Board asked that Mark seek some competitive bids before engaging into a periodic maintenance plan.

2. A resident, Michael Garey, has expressed an interest in resurrecting the Newsletter. A Board action is necessary to reengage on this item and allocate a budget.

Rose introduced Michael as a candidate to serve as Newsletter Editor. Michael indicated that he is new to the area, and is pursuing a career in real estate. He views this volunteer effort as an opportunity to network and learn about the Community. The Board welcomed his interest and is pleased to have him serve the Community as an Editor.

Victor talked about the previous newsletter. He noted that the emphasis on reproducing Board meeting minutes as the primary content of the newsletter was inadequate in achieving the level of communication that the Association needs with its members. He also noted that the previous newsletter reached only a small percentage of the members, and the publication and mailing costs of almost \$8,000 annually was

expensive. The Board should seek a more efficient process as we re-start the newsletter.

Mark observed that the Board is pursuing major infrastructure improvements that are likely to require significant increases in the annual assessment fee for 2018 and beyond. Increases that may more than double the current assessment. With such significant increases, ahead, the Board needs to pursue all avenues of communication with the members to mitigate the inevitable confrontations that such an increase is likely to create. The Newsletter would be an excellent option for this communication.

Mark also suggested that this may be an opportune time to create a Facebook page for the Community.

There was a general agreement among all the Board members present that we need to move toward a digital approach to a newsletter. There will be a few of our members that are truly unable to participate digitally, and we will need to address them. There will also be a need for "promotion", for our digital newsletter so we can reach all of our 772 members. We agreed to start Michael off with the direction to pursue an e-newsletter that would appear on the website.

Marge is investigating the previous newsletter recipients to see if we have all their email addresses. Rose will ask Ruth to help coordinate this start up on the website.

#### **Member Comments:**

Bob Henderson (GHOA member, CPOA member, and Violations Chair for Cormorant Point) expressed his feelings that the Board needs to communicate effectively with its members so they understand the commitment and value that the Board brings to the Community. This would make it easier to find members to fill open positions on the Board. He also mentioned the challenges ahead for our Community to integrate the new trash and recycle collection containers into the Community without violating applicable Bylaws and Covenants.

Member John McAngus expressed his frustration regarding vehicles violating the speed limit on Community roads. This has been an issue for many years, some action has been taken (i.e., speed tables), but the problem remains. Several individuals at the meeting described personal experiences where speeding was a threat to personal safety. Victor expressed his opinion that the existing speed tables are ineffective in controlling speeding and some were improperly installed over road culverts, accelerating the failure of these culverts.

JP indicated that he would ask the County to perform a 'Speed Survey' in the Community to better understand the problem.



**Next Meeting:**

The next General Board Meeting will be held on Monday, March 13, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

**Adjourn:** On a motion by Rose, seconded by Victor, the meeting was adjourned at 8:05 pm.

Respectfully submitted,  
Mark Walczak, Acting Secretary