

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING FINAL MINUTES MONDAY, NOVEMBER 14, 2022
GOLF HAMMOCK ACTIVITY CENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty.

Board Directors Present:

John Waddell, Matt Nelson, Donald Robinson, Robert Schroeder, Norm Sochia, David Beumel, Nancy Beatty, Allan Crocker

Approval of Meeting Minutes

Motion made by Robert Schroeder to approve October Minutes. Second, Norm Sochia Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

Read an excerpt of the MRTA to remind homeowners.

“It is extremely important that each homeowner understands that as a deed holder in Golf Hammock you are obliged to abide by all the approved covenants, by-laws, and standing rules. Enforcement of the governing documents is administered through the board of directors and sub committees. The Board's action is the final authority with respect to solving any and all violation disputes should they occur.”

Also addressed questions about estate sales.

The Estate Sales form is on the website. There is a letter that goes with the form when we receive it. In our articles we have garage and estate sales.

“Garage Sales: Individual or multi family garage sales are prohibited in Golf Hammock. A garage sale also known as a yard sale, tag sale, moving sale, and by many other names is an informal event sale of used goods by private individuals. Typically the goods in a garage sale are “unwanted” items from the household and its owners conducting the sale. The venue at which the sale is conducted is typically a garage, a driveway, carport, front yard, or inside a house. Golf Hammock Owners association sponsors an annual, local, off site garage sale. Generally the sale takes place in February and is held at Sebring Christian Church.”

“Estate Sales: An Estate Sale or estate liquidation is a sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or must dispose of the personal property to facilitate a move. To have an Estate Sale the property owner/event coordinator must submit a completed estate sale request form to the GHOA board or board designated reviewer for approval. The request should be submitted at least two weeks in advance of the desired date. The form must be completed by the property owner / event coordinator. A completed form and signature form will be returned with approval / disapproval stamp and signature.”

Recently there have been a couple of approved Estate Sales that have brought about questions.

The Walmart shot event was a “small success”. The event will be held again next year.

Halloween trick or treating was a success because I didn't get any calls.

Recognition and thanks to Bob Schroeder for determination with the house at 2611 Golf Hammock Dr. to get it cleaned up. He spent over 60 hours of his personal time helping in the cleanup himself.

Also thanked Victoria Dale for serving on the board and helping with common grounds.

Also met with EPI and had the front entrance resurfaced and are waiting on "boulders".

Visited a house that had water damage from hurricane Ian. Met with roads and drainage committee, and are looking into talking with the police department about speeders.

The Fall Festival with the Organ player was a great success.

The Library is closed until the carpet is replaced in the activity center.

There is a request for a Golf Cart Christmas Parade that will be approved. Watch for a shout-out for further explanation.

Vice President: Robert Schroeder

- VP Report - Worked on Sheriff schedule to monitor speeders and establish budget line
- Assisted Drainage Committee with various plans and site visits
- Oversight of front entrance paving repairs
- Conducted familiarization sessions with new Common Grounds Board member
- Managed the work tasks to bring Lot 006 into compliance with violation date Feb 2022-007
- Consulted with GHOA lawyer regarding special assessment/lien processing
- Assisted Treasurer with respect to Lot 006 cost recovery

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
October 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 Paid - April 2022 (including Corrections & Undeposited Funds)		\$	10,723.00	
Amount Remaining - 04/30/2022		\$	30,647.81	
Amount Paid - May 2022 (including Corrections & Undeposited Funds)		\$	6,893.08	
Amount Remaining - 05/31/2022		\$	23,754.73	
Amount Paid - June 2022 (including Corrections & Undeposited Funds)		\$	5,285.02	
Amount Remaining - 06/30/2022		\$	18,469.71	
Amount Paid - July 2022 (including Corrections & Undeposited Funds)		\$	1,641.94	
Amount Remaining - 07/31/2022		\$	16,827.77	
Amount Paid - August 2022 (including Corrections & Undeposited Funds)		\$	375.00	
Amount Remaining - 08/31/2022		\$	17,202.77	
Amount Paid - September 2022 (including Corrections & Undeposited Funds)		\$	4,125.35	
Amount Remaining - 09/30/2022		\$	13,077.42	
Amount Paid - October 2022 (including Corrections & Undeposited Funds)		\$	3,068.90	
Amount Remaining - 10/31/2022		\$	10,008.52	
Amount Remaining Detail:	#of Lots	Amt Due	Excluding Admin Charges	
(\$25.00)	2	\$ (50.00)		
(\$29.24)	1	\$ (29.24)		
(\$93.75)	1	\$ (93.75)		
(\$375.00)	1	\$ (375.00)		
\$375.00	15	\$ 5,625.00		
\$802.00	3	\$ 2,406.00		
\$802.10	1	\$ 802.10		
\$831.47	1	\$ 831.47		
\$891.94	1	\$ 891.94		
Totals	21	\$ 10,008.52	3.32% of 01/01/2022	Balance Remains Unpaid
			Excluding Admin Chg &	
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
10/1/2022	Beginning Balance		\$ 324,773.39	
10/3/2022	RUTHIE O'NEILL - BILL PYMT - UBXCNNRF	31	(\$325.00)	Web Hosting
10/3/2022	Deposit		\$2,977.26	
10/3/2022	Deposit		\$1,964.19	
10/7/2022	EXCAVATION POINT INC. - BILL PYMT - 6B7CXV89	29A	(\$12,095.00)	Drainage Project - Pumps
10/7/2022	POLSTON ENGINEERING INC. - BILL PYMT - TBLCPV89	29A	(\$500.00)	Drainage Project - Engineering
10/7/2022	LERMA'S LANDSCAPING - BILL PYMT - EBMCOV89	17B	(\$950.00)	Common Grounds - Monthly - Sept & DitchWork
10/7/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - HBWCBV89	17D	(\$1,540.00)	Common Grounds - Mowing
10/7/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - FBPCV89	15B	(\$122.75)	Utilities - Activity Center
10/7/2022	DUKE ENERGY - BILL PYMT - IBACV89	21	(\$33.02)	West Entrance
10/7/2022	DUKE ENERGY - BILL PYMT - 1BHC6V89	21	(\$767.29)	Lighting
10/7/2022	CLARK PEST CONTROL - BILL PYMT - KBECV89	17E	(\$365.00)	Insecticide & Fungicide
10/7/2022	BOGUS PRINTING, INC. - BILL PYMT - TBQCV89	23D	(\$442.90)	Printing & Envelopes - Mailing to Residents
10/7/2022	DUKE ENERGY - BILL PYMT - RBVCHV89	21	(\$53.61)	Fountain
10/11/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - 3B8CLNAI	25	(\$900.00)	Accounting - Monthly
10/17/2022	ANASTACIO JARDON - BILL PYMT - DBJCRVWD	17D	(\$180.00)	Mowing - Billed to Owner
10/17/2022	RUTHIE O'NEILL - BILL PYMT - NB3CDVWD	31	(\$12.00)	Extra Shout Out Cost
10/17/2022	BOB SCHROEDER - BILL PYMT - KB4CEVWD	17F	(\$49.96)	Yard Waste Dump Fee & Sign Posts
10/17/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - ABHC2VWD	17	(\$1,101.00)	Common Grounds - Lakes & Canals
10/26/2022	LERMA'S LANDSCAPING - BILL PYMT - 1BQCIV76	17B	(\$650.00)	Common Grounds - Monthly - Oct
10/26/2022	BOB SCHROEDER - BILL PYMT - XBSCZV76	23A/16B/17F/16B	(\$482.57)	Stamps, Trash Barrels, Sign Repair
10/26/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - IBFC2NTN	15A	(\$700.00)	Activity Center - Rent
10/27/2022	Deposit		\$2,560.93	
10/31/2022	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - ZB1CMVE8	24	(\$945.00)	Legal
10/31/2022	EXCAVATION POINT INC. - BILL PYMT - 1BICKVSI	17F	(\$610.00)	Dumpster Fee - Bill to Owner
10/31/2022	RUTHIE O'NEILL - BILL PYMT - KB5C7VQI	31	(\$115.36)	Additional Cost for Unlimited Shout Out
10/31/2022	REVELL SPREADER SERVICE TREE INC - BILL PYMT - 1BMC8VQI	17	(\$800.00)	Tree Removal
10/31/2022	MIDLAND MOBILE LLC - BILL PYMT - 1BHCVSI	17F	(\$3,000.00)	Rubbish Removal - Bill to Owner
10/31/2022	Ending Balance		\$ 305,535.31	
	Total Deposits		\$7,502.38	
	Total Payments		(\$26,740.46)	
	Net Change		(\$19,238.08)	
SAVINGS ACCOUNT				
10/1/2022	Beginning Balance		\$ 138,775.18	
10/31/2022	Credit Dividends		\$ 1.18	
10/31/2022	Ending Balance		\$ 138,776.36	

We still have roughly \$10,000.00 in outstanding assessments. This consists of 16 property owners, and they are being dealt with. I wanted to thank everyone who has sent in their form with their updated owner information.

Committee Reports:

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

Put up signs and garbage receptacles around the lakes. Removed dead bushes at the main entrance. Will be giving the front entrance a “face lift”.

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

Lake Judy aerator’s need to be repaired. Drains were cleaned before and after the hurricanes.

Complaints and Violations – Robert Schroeder, Chair

- Wrote 6 violations
- Closed 2
- Began processing long term violators to appear before the compliance enforcement committee

The Compliance Enforcement Committee is comprised of GHOA property owners who are not on the board. The committee will meet to determine a recommendation to the board for further action on each individual violation. Property owners under violation will be invited to appear.

Roads and Drainage – Richard Smith, Chair

The Roads and Drainage Committee met on October 26 to discuss our remaining 2022 budget and to prepare a budget proposal for 2023.

We also signed and returned the drainage engineering proposal for the outflow into the preserve near 2300 Dog Leg, the area around the catch basin at the corner of Par Road and Cormorant Point Drive, and for Eagle, Par, and Birdie Courts.

Repairs to the East entrance were also made since my last report.

Architectural Review-Donald Robinson, Chair

4506 pitching wedge way	1 chain link fence
3900 Divot RD	1 pavilion 12x18
4812 Duffer Loop	1 3 ft picket fence
2815 Golf Hammock dr.	Garden shed

Total approved: 4

Data Base and Directories - Open, Chair

No Report.

Activity Center and Special Events - Linda Fisher, Chair

No Report

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I left 3 flyers at homes and met 2 new residents.

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

Distributed New Assessment and property owner update form throughout Golf Hammock.

Website – Ruthie

New Subscribers: **19**

Contacted Us: **9**

ShoutOuts 10:

- October 3 **Walmart Immunization Shots Reminder**
- October 5 **Storm Debris**
- October 8 **Fall Music Festival**
- October 10 **General Meeting Agenda**
- October 12 **Yard Waste Pick-up**
- October 19 **Last Chance for Flu Shots, etc.**
- October 19 **New Assessment Guidelines**
- October 23 **Halloween at Golf Hammock**
- October 26 **Walmart Shots Reminder**
- October 26 **Halloween Reminder**

Website Postings:

- Regular monthly updates to website, calendar, and announcements
- **May 2022 GHOA Final Meeting Minutes** (Oct 8)
- **September 2022 GHOA Draft Meeting Minutes** (Oct 8)

Old Business:

- None

New Business:

- Robert Schroeder made a motion to confirm lease on the activity center at the same terms as 2022. Donal Robinson Second. Motion passed unanimously
- David Beumel made a motion to approve the accounting services of Pella and associates for 2023. Norm Sochia Second. Motion approved unanimously.
- Robert Schroeder made a motion to consider a community yard sale. Donnie Robinson second. Discussion tabled to next meeting.

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

Next Meeting will be Monday December 12, 2022

Ken Hamline

Topic: Question about trying to allow a neighborhood yard sale once a year. GHOA would have to explore the idea. Big concern would be traffic.

Bob Henderson

Topic: Question the need for the new signs and trash cans around the ponds. GHOA is attempting to solve the issue of fishing waste.

Otice Stevens

Topic: Drainage
GHOA is meeting with engineer for resolution

Doug and Sharon Hopkins

Topic: Question the need for the new signs and trash cans around the ponds. Concern for the speeders

Steve and Pia Disano

Topic: Question the need for the new signs and trash cans around the ponds. Asked we would just eliminate fishing in cormorant point.

Motion to adjourn Donald Robinson. Robert Schroeder Second. Motion approved 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

