

GOLF HAMMOCK OWNERS ASSOCIATION, INC.
Board Meeting, April 13, 2026, at 7:00 PM
Golf Hammock Activity Center

BOARD MEETING MINTUES

- 1. Call to Order and Welcome** - meeting was called to order at 7:00 P.M.
- 2. Attendance of Board** - John Waddell present, Brian Simmons present, Norm Sochia present, Nancy Beatty present, Antonia D'Elia present, John Rovero present.
- 3. Approval of Minutes – March 09, 2026 Meeting**
Motion to approve the minutes made by Brian Simmons and seconded by John Rovero. Motion carried.
- 4. Committee & Officer Reports:**
 - a. Activity Center & Special Events – Rachelle Lovett**
John Waddell commented that Rachelle Lovett is very pleased with the usage of the Activity Center.
 - b. Architectural Committee – Brian Simmons** – Brian reported that he had 8 new requests and 8 approvals.
 - c. Common Grounds – Nancy Beatty** – Nancy reported that she continues to plant and ensure all plants are looking good.
 - d. Database / Directories – Antonia D'Elia** – No report.
 - e. Lakes & Ponds – Norm Sochia/John Waddell** – Norm reported that everything is doing well.
 - f. Roads and Drainage – John Rovero** –No report.
 - g. Violations – John Waddell** – No report.
 - h. Welcoming – Mary Lou Woodard** – No report.
 - i. Secretary – Antonia D'Elia** – No report.
 - j. Treasurer – Brian Simmons** – Brian reported the ending balance in our checking account and saving account – see report.
 - k. Vice President – John Rovero** – No report.

- 1. President – John Waddell – No report.**
- 5. Old Business**
 - a. Compliance – FL State Bill – Still Progressing**
 - b. Open Positions on the Board – Total of 3 Positions – 1 with term thru 2026 & 2 with terms thru 2027 – The 2026 position will be filled first.**
 - c. Committee Chairperson Opening – Violations – John commented that he is looking for someone to help him with Violations.**
- 6. New Business – No report.**
- 7. Homeowner Questions / Comments – See Sign-In Sheet – no public input.**
- 8. Next Monthly Meeting is May 11, 2026**
- 9. Motion for Adjournment – Motion by Brian Simmons and seconded by John Rovero. Motion carried.**

Golf Hammock Owners Association, Inc
Balance Sheet - Tax Basis - No Disclosures
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	529,113 44
Savings	<u>138,823 78</u>
Total Checking/Savings	667,937.22
Accounts Receivable	53,887 23
Other Current Assets	
Prepaid Storage	119 25
PrePaid Insurance	<u>3,011 25</u>
Total Other Current Assets	<u>3,130 50</u>
Total Current Assets	<u>724,954 95</u>
TOTAL ASSETS	<u><u>724,954 95</u></u>
LIABILITIES & EQUITY	
Equity	
Net Equity	461,994 23
Net Income	<u>262,960 72</u>
Total Equity	<u>724,954 95</u>
TOTAL LIABILITIES & EQUITY	<u><u>724,954 95</u></u>

Golf Hammock Owners Association, Inc
Statement of Operations - Budget vs Actual - No Disclosures
January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Landscaping				
Monthly	2,500 00	9,700 00	(7,200 00)	25 8%
Landscaping - Other	404 29	1,700 00	(1,295 71)	23 8%
Total Landscaping	2,904 29	11,400 00	(8,495 71)	25 5%
Mowing	1,275 00	19,920 00	(18,645 00)	6 4%
Pest Control	615 00	1,236 00	(621 00)	49 8%
Common Grounds - Other	0 00	100 00	(100 00)	0 0%
Total Common Grounds	17,960 42	60,582 00	(42,621 58)	29 6%
Garage Sale Expense	0 00	200 00	(200 00)	0 0%
Insurance	3,011 25	9,710 00	(6,698 75)	31 0%
Lighting				
Lighting - Other	2,819 78	10,440 00	(7,620 22)	27 0%
Total Lighting	2,819 78	10,440 00	(7,620 22)	27 0%
Office Expense				
Printing	0 00	1,330 00	(1,330 00)	0 0%
Postage	0 00	470 00	(470 00)	0 0%
Supplies	1 91	600 00	(598 09)	0 3%
Storage	357 84	1,500 00	(1,142 16)	23 9%
Office Expense - Other	0 00	600 00	(600 00)	0 0%
Total Office Expense	359 75	4,500 00	(4,140 25)	8 0%
Professional Fees				
Accountant	2,850 00	12,395 00	(9,545 00)	23 0%
Legal	875 00	8,400 00	(7,525 00)	10 4%
Total Professional Fees	3,725 00	20,795 00	(17,070 00)	17 9%
Security	0 00	7,800 00	(7,800 00)	0 0%
Special Projects				
Engineering Work	0 00	15,000 00	(15,000 00)	0 0%
Paving & Road Repair	0 00	15,000 00	(15,000 00)	0 0%
Drainage	0 00	300,000 00	(300,000 00)	0 0%
Total Special Projects	0 00	330,000 00	(330,000 00)	0 0%
Taxes				
FL NFP Corp Reporting	0 00	200 00	(200 00)	0 0%
Total Taxes	0 00	200 00	(200 00)	0 0%

Golf Hammock Owners Association, Inc
Statement of Operations - Budget vs Actual - No Disclosures
January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Web Site Maintenance	975 00	4,100 00	(3,125 00)	23 8%
Emergency Use	0 00	10,000 00	(10,000 00)	0 0%
Total Expense	30,972 70	468,832 16	(437,859 46)	6 6%
Net Income	262,960 72	(174,808 00)	437,768 72	(150 4)%

Golf Hammock Owners Association

Treasurer Report

MARCH 2026

Date	Description	Budget Line#	Amount	Memo
	CHECKING ACCOUNT			
3/1/2026	Beginning Balance		\$ 531,536.82	
3/2/2026	RUTHIE O'NEILL - BILL PYMT - NBN1WK8P	31	(\$325.00)	Web hosting
3/9/2026	HEARTLAND REAL ESTATE INC - BILL PYMT - LBC1MYLP	15A	(\$700.00)	Activity center fee for March
3/9/2026	PELLA & ASSOCIATES P.A. - BILL PYMT - 4BP1QY71	25	(\$950.00)	Accounting fees
3/9/2026	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - LBK1VYLP	17D	(\$130.00)	Mowing for Febuary
3/9/2026	NASH LEGAL P.A. - BILL PYMT - 2BW1YYLP	24	(\$375.00)	Legal services
3/11/2026	NANCY BEATTY - BILL PYMT - QBJ1QY2S	17A	(\$404.29)	Riebursment common grounds
3/16/2026	DUKE ENERGY - BILL PYMT - FBP1SLGC	21	(\$42.86)	Fountain
3/16/2026	DUKE ENERGY - BILL PYMT - GBP1SLGC	21	(\$750.96)	Street lights
3/16/2026	LERMA'S LANDSCAPING - BILL PYMT - EBW1AL1R	17B	(\$1,700.00)	Common Grounds - Feb-March
3/16/2026	DUKE ENERGY - BILL PYMT - 5BP1SLGC	21	(\$33.40)	West Entrance
3/19/2026	METAVANTE CORP - BILL PAYMT NA (deposit)	29A	\$10,000.00	Check refunded
3/25/2026	METAVANTE CORP - BILL PAYMT NA	29A	\$35.00	additional refunded
3/27/2026	SUNNY SOUTH EXTERMINATORS - BILL PYMT - EBE1DLGH	17E	(\$180.00)	Spraying Bushes & Pest Control
3/27/2026	Deposit		\$3,133.13	
3/30/2026	TILLMAN CONSTRUCTION OF LP - BILL PYMT - ABQ14LYI	29A	(\$10,000.00)	Drainage Work - Par Rd/Cormorant Pt Dr.
3/31/2026	Ending Balance		\$ 529,113.44	
		Total Deposits	\$13,168.13	
		Total Payments	(\$15,591.51)	
		Net Change	(\$2,423.38)	
	SAVINGS ACCOUNT			
3/1/2026	Beginning Balance		\$ 138,822.60	
3/31/2026	Credit Dividends		\$ 1.18	
3/31/2026	Ending Balance		\$ 138,823.78	

Total Accounts Receivable as of the end of March 2026 was \$33,493.51. 24 Lot Owners owe the GHOA money, resulting in over 3.1% of the Total Lot Owners.

GOLF HAMMOCK OWNER'S ASSOCIATION

REPORT OF TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025

AFTER PAYMENTS RECEIVED THRU 03/31/2026

Amount Owed	Address	Lot#	
\$ 809.97	3800 Par Rd	00023	
\$ 830.94	3709 Par Rd	00026	
\$ 1,295.29	2501 Par Lane	00031	
\$ 1,295.29	2511 Par Lane	00032	
\$ 830.62	3402 Par Rd	00041	
\$ 5,802.00	2300 Fairway Circle	00053	Lien
\$ 1,295.29	2814 Par Rd	00082	
\$ 455.94	2808 Par Rd	00083	
\$ 812.98	2802 Par Rd	00084	
\$ 1,324.25	3109 Par Rd	00094	
\$ 830.94	3003 Divot Rd	00122	
\$ 837.35	3601 Divot Rd	00181	
\$ 830.94	2762 Duffer Rd	00228	
\$ 858.03	1800 Chip-It Way	00282	
\$ 1,288.88	4109 W. Mulligan Ct	00299	
\$ 3,446.88	4309 Duffer Loop	00304	Lien
\$ 4,000.67	4809 SandWedge Way	00323	Lien
\$ 830.67	4604 Duffer Loop	00363	
\$ 830.94	4624 Duffer Loop	00367	
\$ 830.94	1905 Dog Leg Dr	00371	
\$ 830.94	2408 Lost Ball Dr	00424	
\$ 830.94	2537 Dog Leg Dr	00483	
\$ 830.94	2921 Summertree Dr	CP049A	
\$ 830.94	2408 Golf Hammock Dr	GPV02A	
\$ 830.94	2401 Golf Hammock Drive	00001-1	
\$ 33,493.51	Report Total		

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 04/13/2026

Time: 7:00

Location: GH Activity Center

Name	Address	Topic
Bonnie Liscinsky	4114 Par Ct - Sebring	
Judy Holway-Morton	4115 Par Ct Seb	
Dave Stratton	2021 Strand	
Tony Stratton	2131 Par Rd	
Eddie & Cynthia Pantofia	1300 Butler Ct.	
Melinda MartineL	3400 Duffer Rd	