

# **GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) MONDAY FEBRUARY 12, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Louis Hughes.

## **Board Directors Present:**

John Waddell, Matt Nelson, Donald Robinson, Louis Hughes, Kyle Smith, Timothy Leeseburg, Antonia Rivera, James Grace

## **Approval of Meeting Minutes**

John Waddell made by to approve January, 13 2024 Board meeting Minutes. Tim Leeseburg Second. Motion was approved unanimously.

## **Officer Reports:**

### **President: Louis Hughes**

Items to address at meeting

\*Garage sale

\*Renters landscaping responsibilities for by-laws. Deed owners signatures for rentals.

\*Camper's owned only in driveway time limit.

\* Future of activities center lease ending end of December.

\*Enforcement of open house signs, advertisement.

\*TV antenna for homes, not to exceed 10 feet above house. Stand alone tower's not to exceed 20 feet.

\*Discussion about camera's at East and West entrance.

\*Bat house discussion

\* Late fees for HOA dues. Put address in minutes and announcement for delinquency at monthly meetings.

\*Landscaping of board members properties.

### **Vice President: Donald Robinson**

Went to meet with our Lawyers with Louis and John.

Assisted training Common Grounds Chair Kyle. Helped put up Yard Sale Signs as well as Assessment Due Signs as Kyle requested. Ongoing discussions with Common Grounds over lack of communication barriers.

### **Secretary: Matt Nelson**

No Report

## **Committee Reports:**

### **Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Kyle Smith, Chair**

Assessment signs were put out assisted by Donnie.

Lost Ball tree trimming was completed.

Tree trimmings along Hammock Drive were picked up with the help of Golf Hammock Residents who volunteered.

Assessment signs taken down. Monthly meeting signs were put up.

### **Common Grounds (Lakes and Ponds) - Norm Sochia, Chair**

Ponds are all in good order.

### **Complaints and Violations – Judy Trier, Chair; Timothy Leeseberg, Board Director**

2 Violation letters

2 Final Notice Violation letters

Three of the four have been completed, working with the 4th one, partially done.

### **Roads and Drainage – Louis Hughes, Chair**

The drainage project affecting portions of Lost Ball Drive, 9th Tee Court, and Pitching wedge way will be completed in the spring of 2024. Affected Property owners will receive direct communication from the GHOA. Copy of initial letter attached to minutes.

### **Architectural Review-Donald Robinson, Chair**

2 solar panels 1 @ 4308 Bunker Dr.and 2304 Lost Ball Dr.

1 garden shed @4518 Duffer Loop

1 new roof @3028 Lost Ball Dr.

1 landscaping @ 4215 Bunker Dr.

1 4' ft privacy enclosure for ac/pool equipment.

### **Welcoming – Joyce Rowe (Millie Anderson)**

Left two follow up fliers.

### **Databases and Directories - Antonia Rivera**

No Report

## **Activity Center and Special Events - James Grace**

Compiled all the activities to get them updated on the website. Posted a new monthly calendar in the activity center. Organizing the standard setup of the activity center. 2024 monthly activity center events attached to minutes.

## **Website - Ruthie**

### **Emails/New Subscriptions received:**

**New Subscribers: 26**

**Contacted Us: 6**

**ShoutOuts Sent: 3**

- **Community Yard Sale**
- **Assessments Due Reminder**
- **GHOA Invoice Notice**

### **Website Postings/Other:**

- **2024 Meeting Schedule for GHOA/CPHA**
- **Updated new Board Members to Document Center**
- **Regular monthly website updates**
- **Continuing with website redesign work:**
- **Document Centers**
- **FAQ page\***

**\*Note: I am currently creating a FAQ page on the website to assist users in finding answers to their questions directly on the website instead of forwarding their emails to committee chairs. If you have any questions and their respective answers that you would like to add to the webpage, please send them to me via email at [ghoaonline@gmail.com](mailto:ghoaonline@gmail.com).**

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

No Report

### **Old Business:**

- John Waddell checked with the Board Attorney. GHOA is allowed to install cameras on the entrances. Donald Robinson has been gathering quotes from different companies. Tabled to the next meeting.

### **New Business:**

- Garage sale Saturday February 17th. Unloading must be complete by 7:30am. Potentially the west entrance will be closed on Saturday morning.
- Future Activity Center Possibilities will be entertained by GHOA
- John Waddell made a motion that President Louis Hughes be added to GHOA bank accounts at Mid-Florida Credit Union and have Nancy Beatty be removed from the same accounts. Antonia Rivera second. Motion approved unanimously.

President Louis Hughes entertained comments from homeowners present at the meeting.

Next Meeting is March 11, 2024 7:00 pm at the Activity Center.

Donald Robinson made a Motion to adjourn. John Waddell 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](http://www.ghoaonline.com)**