

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) MONDAY, DECEMBER 11, 2023 GOLF HAMMOCK ACTIVITY CENTER

Meeting was called to order by President Nancy Beatty.

Board Directors Present:

Nancy Beatty, Matt Nelson, Donald Robinson, Kyle Smith, Robert Schroeder, John Waddell, Norm Sochia, Timothy Leeseberg, Louis Hughes

Approval of Meeting Minutes

Motion made by John Waddell to approve November 13, 2023 Board meeting Minutes. Louis Hughes Second. Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

I would like to thank Judy Trier for her Christmas decorations this year. Plus all other holidays. Happy Holidays / Merry Christmas

Vice President: Robert Schroeder

Spent time preparing documents for voting at the annual meeting.

Spent time assisting other board members and their sub committees.

Thanks go out to President Nancy Beatty for all the flowers and planting to make our entrances look nice.

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
NOVEMBER 2023				
		Budget		
Description	Line#	Amount		Memo
CHECKING ACCOUNT				
11/1/2023	Beginning Balance		\$ 441,884.23	
11/1/2023	RUTHIE O'NEILL - BILL PYMT - RBE1AANH	31	(\$325.00)	Web Hosting
11/3/2023	NANCY BEATTY - BILL PYMT - KBU1S9V9	17A	(\$59.78)	Reimbursement - Flowers
11/3/2023	JUDY TRIER - BILL PYMT - FBK199O9	23	(\$57.52)	Reimbursement - Postage - Compliance
11/7/2023	Deposit		\$854.44	
11/8/2023	Check 9646	29A	(\$1,132.67)	Drainage
11/8/2023	LERMA'S LANDSCAPING - BILL PYMT - JBK1E9P2	17D	(\$1,400.00)	Common Grounds-Mowing
11/8/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 3BU129P2	15B	(\$91.76)	Utilities-Activity Center
11/8/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - ABG139P2	17	(\$1,156.00)	Common Grounds - Lakes & Canals
11/8/2023	DUKE ENERGY - BILL PYMT - DBL1S9U2	21	(\$49.25)	Fountain
11/8/2023	DUKE ENERGY - BILL PYMT - TBY1Q9U2	21	(\$759.85)	Lighting
11/8/2023	BOB SCHROEDER - BILL PYMT - KB21R9P2	13A & 17F	(\$52.00)	Reimbursement - Postage-Printing-Signage
11/8/2023	DUKE ENERGY - BILL PYMT - 8BE1T9U2	21	(\$33.39)	West Entrance
11/9/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - VBO12ADK	25	(\$900.00)	Accounting-Monthly
11/15/2023	NANCY BEATTY - BILL PYMT - EB61P9FF	17C	(\$78.80)	Reimbursement - Flowers
11/20/2023	REVELL SPREADER SERVICE TREE INC - BILL PYMT - KBG159HG	16F	(\$700.00)	Tree Removal
11/20/2023	LERMA'S LANDSCAPING - BILL PYMT - CBV1G9HG	17D	(\$650.00)	Common Grounds-Monthly-November
11/27/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - FBC1QAKP	15A	(\$700.00)	Activity Center-Rent
11/29/2023	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - PB61O9WJ	24	(\$168.02)	Legal Fees
11/29/2023	DONALD ROBINSON - BILL PYMT - LB21N9WJ	23C	(\$59.13)	Reimbursement - Office Supplies
11/29/2023	Deposit		\$3,959.69	
11/30/2023	Ending Balance		\$ 438,325.19	
		Total Deposits	\$4,814.13	
		Total Payments	(\$8,373.17)	
		Net Change	(\$3,559.04)	
SAVINGS ACCOUNT				
11/1/2023	Beginning Balance		\$ 138,790.24	
11/30/2023	Credit Dividends		\$ 1.14	
11/30/2023	Ending Balance		\$ 138,791.38	
Additional Information:	The Accounts Receivable Balance on 10/31/2023 was \$13,177.83 on 10/31/2023 and \$8,663.70 on 11/30/2023.			
	I continue to work with the Association's Attorney regarding legal collection processes and options on past due owner accounts. As of 11/30/2023 there are 19 owners who own the Association money, including 10 owners who owe in excess of \$400 for Assessments, Late Charges, and Interest Fees. Claims of Liens have been placed on several properties. If payments continue to not being paid, Foreclosure is an option available to the Association to receive payment.			

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Committee Reports:

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

Nothing to report

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

Lake levels are normal and weed control is good.

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

One Courtesy Letter concerning tarped roof. Homeowner is in litigation with insurance company and work can not be completed until settled.

Working with house on bunker needing the pool cage rebuilt. She will be arriving in Florida around the 10th and I will met with her on time schedule for completion.

Roads and Drainage – Louis Hughes, Chair

All projects on the backburner with local contractors until they are available.

Architectural Review-Donald Robinson, Chair

1 roof
1 inground pool
1 white vinyl privacy fence
1 a 19x38 pool cage
1 24x52 attached garage to a 20x31 Lanal. @ 4116 Mulligan Ct. West.
1 new paint on exterior
@ 2907 Par Rd.
1 new roof. @ Par Rd.
1 new paint exterior
@ 3517 Par Rd.
1 new roof @1510 Divot Ct.

Welcoming – Joyce Rowe

Left a couple of flyers at homes I knew had sold.

Website - Ruthie

Emails/New Subscriptions received:

New Subscribers: **5**

Contacted Us: **1**

ShoutOuts: 0

Website Postings/Other:

- GHOA October 2023 Draft minutes
- GHOA November 2023 Draft minutes
- GHOA October 2023 Final minutes
- Regular monthly website updates

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

Street captains will be utilized to deliver homeowner packets in the coming months. Homeowners should be on the lookout for a third packet concerning the annual meeting January 13th 2024. Location will be the Sebring Christian Church

Old Business:

- Motion was made by Timothy Leeseberg to continue the \$375 annual assessment which is included in the approved budget. Norm Sochia second. Motion approved unanimously.
- Christmas Golf Cart Parade on December 16th. Meet at the clubhouse at 5:30.
- Since working with Duke to upgrade the street lights, the monthly bill has been down approximately \$120 per month. Thanks to Board Director Norm Sochia for leading that project.

New Business:

- Louis made a motion to approve the rate increase for the use of Pella and Associates as accounting firm for the GHOA. Price increased \$50 per month for an annual cost of \$600. Donald Robinson second. Motion approved unanimously.
- Timothy Leeseberg made a motion to renew the lease on the activity center. Lease amount (\$700 per month) and terms unchanged. Robert Schroeder second. Motion approved unanimously.
- February 17th is the annual garage sale at the Sebring Christian Church. Amount is \$10 a spot. Contact Judy Trier for more info. Forms to register will be in the activity center after January 1st 2024.
- If any property owner is not up to date on their assessment, they are not allowed a vote for new board positions.

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

Next Meeting is the Annual Meeting January 13th, 2024 1:00 pm at the Sebring Christian Church.

Donald Robinson made a Motion to adjourn. Kyle Smith 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