

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(DRAFT) SATURDAY, JANUARY, 2024 SEBRING CHRISTIAN CHURCH**

Meeting was called to order by President Louis Hughes.

**Board Directors Present:**

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

**Approval of Meeting Minutes**

Motion made by Donald Robinson to approve December 11, 2023 Board meeting Minutes. John Waddell Second. Motion was approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

No Report

**Vice President: Robert Schroeder**

No Report

**Secretary: Matt Nelson**

No Report

**Treasurer: John Waddell**

GOLF HAMMOCK OWNERS ASSOCIATION, INC.					
FINANCIAL ANALYSIS - KEY ITEMS					
FOR YEARS 2018 - 2023					
		Checking	Savings	Total	
		Account Balance	Account Balance	Balance	
<b>CASH BALANCES @ 12/31:</b>	<b>2018</b>	\$ 72,503	\$ 138,656	\$ 211,159	
	<b>2019</b>	\$ 79,042	\$ 138,725	\$ 217,767	
	<b>2020</b>	\$ 211,164	\$ 138,751	\$ 349,915	
	<b>2021</b>	\$ 203,236	\$ 138,765	\$ 342,001	
	<b>2022</b>	\$ 214,622	\$ 138,779	\$ 353,401	
	<b>2023</b>	\$ 429,761	\$ 138,793	\$ 568,554	
<b>ACCOUNTS RECEIVABLE BALANCES @ 12/31:</b>	<b>2018</b>	\$ 6,799			
	<b>2019</b>	\$ 15,406			
	<b>2020</b>	\$ 22,311			
	<b>2021</b>	\$ 11,706			
	<b>2022*</b>	\$ 10,351	*Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350		
	<b>2023*</b>	\$ 7,947	*Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750		
		<b>Total Actual</b>	<b>Total Budgeted</b>	<b>Variance</b>	
		<b>Amount</b>	<b>Amount</b>	<b>Favorable (Unfavorable)</b>	
<b>TOTAL EXPENSES VS. TOTAL BUDGET:</b>	<b>2018</b>	\$ 335,096	\$ 359,596	\$ 24,500	
	<b>2019</b>	\$ 280,273	\$ 314,494	\$ 34,221	
	<b>2020</b>	\$ 159,346	\$ 265,799	\$ 106,453	
	<b>2021</b>	\$ 318,002	\$ 375,499	\$ 57,497	
	<b>2022</b>	\$ 285,573	\$ 345,684	\$ 60,111	
	<b>2023*</b>	\$ 83,368	\$ 296,700	\$ 213,331	*Due To Unavailability
					of Vendors for Drainage Work
				<b>Variance</b>	
		<b>Actual Amount Spent</b>	<b>Budgeted Amount</b>	<b>Favorable (Unfavorable)</b>	
<b>SPECIAL PROJECTS ONLY:</b>					
<b>(ROADS &amp; DRAINAGE)</b>					
	<b>2018</b>	\$ 239,866	\$ 254,721	\$ 14,855	
	<b>2019</b>	\$ 184,197	\$ 207,595	\$ 23,398	
	<b>2020</b>	\$ 59,346	\$ 134,900	\$ 75,554	
	<b>2021</b>	\$ 206,631	\$ 256,400	\$ 49,769	
	<b>2022</b>	\$ 186,879	\$ 228,520	\$ 41,641	
	<b>2023</b>	\$ (22,875)	\$ 177,263	\$ 200,138	
	<b>Totals Through 2023:</b>	\$ 854,044	\$ 1,259,399	\$ 405,355	
	<b>2023</b>	n/a	\$ 175,000	n/a	
			<b>Annual Increase Amount</b>	\$ 125	
			<b>Number of Lots</b>	\$ 772	
			<b>Number of Years</b>	5	
		<b>Total Funds Generated Over 5 years</b>		\$ 482,500	

There are 18 owners that still owe assessments for 2023, which includes late charges and interest. All homeowners who owe more than \$1,000.00 have been turned over to board attorney.

**Committee Reports:**

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

No Report

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

No Report

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

Two Courtesy Letters sent  
Architectural Approval Needed  
Lawn upkeep

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

Properties on Lost Ball will have utilities located.

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

1 screen enclosure at front entrance  
@2788 Par Rd.  
1 install a white plastic rope barrier in the back yard .  
@ 2023 Mulligan Rd.  
1 solar  
@2557 Dog Leg Dr.  
1 Garden shed  
2913 Par Rd  
1 remove & Replace shingles  
Put pool solar panels back onto roof in there existing location.  
@ 4412 Pitching wedge way.  
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## **Welcoming – Joyce Rowe**

Left two follow up fliers.

## **Website - Ruthie**

New Subscribers: **13**

Contacted Us: **5**

### **ShoutOuts: 6**

- Golf Cart Parade (4 times)
- Happy Holidays
- Proxy Reminder

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

- 2024 Approved budget
- New Architectural Landscaping form
- GHOA November 2023 Final minutes
- GHOA December 2023 Draft minutes
- Regular monthly website updates

### **End of Year Work**

- Database Maintenance
- Conducted annual performance tests
- Searched for broken links and files
- Research/prep for 2024 website redesign

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

No Report

### **Old Business:**

- None

### **New Business:**

- Kyle Smith brought up trimming the trees along lost ball where the storage facility is located.
- Donald Robinson brought up that the Reindeer was stolen from the front entrance. Louis brought up the idea of adding cameras to the entrances. Issue was tabled to check with the Board Attorney.

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

Next Meeting is February 12, 2024 1:00 pm at the Activity Center.

John Waddell 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](http://www.ghoaonline.com)**