

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(FINAL) MONDAY May 13, 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, Timothy Leeseburg, James Grace, Norm Sochia, Antonia D'Elia, Nancy Beatty

Approval of Meeting Minutes

Motion made by John Waddell to approve April 8, 2024 Board meeting Minutes. Donald Robinson Second. Motion approved unanimously.

Officer Reports:

President: Louis Hughes

Discuss proposal for old and new activities center

Thanks to Nancy for her and husband replacing stop signs, and cleaning them.

Thanks to Donnie for helping me with drainage work and pulling tree branches out of ponds.

Thanks to Tim for helping with drain covers.

Vice President: Donald Robinson

1 Assisted common grounds with grate on lake Elaine

2 assisted President clean up lake debris

3 direct phone calls to the correct board members

4 assisted with drainage project

Secretary: Matt Nelson

No Report

Committee Reports:

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

Replaced 20 stop signs
Cleaned all signs
Planted more flowers
Replaced 1 yield sign
Painted some poles
Hired Mow And Behold to trim ditch on Hammock Road every quarter
Called Donnie to help with the grate on Lake Elaine
Painted East Entrance wall
Getting estimate from two people to clean ditch between Lake Clara and Lake Elaine

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

Lakes and Ponds are in good shape.

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

5 Courtesy reminders
1 Second notice on violation 18th 10 days notice
1 request of rental lease

Subjects covered

- Unlicensed Vehicle parked on lawn
- No approval for construction of fence
- Two families in home repair, and building supplies stored on property
- Items stored property visible to neighbors

Roads and Drainage – Louis Hughes, Chair

Road's and Drainage

- *Finished drainage on Lost Ball
- * I stood up 12 signs that were not plumb
- *East golf Hammock roads repaired.
- *Bids for sealing pavement East side
- *Proposals for West GH sealing also
- *Future drain proposals

Architectural Review-Donald Robinson, Chair

1 pool Enclosure cleaning @3010 Par Rd.
1 home painting @ 2400 lost Ball Dr.
1 new roof @ 3101 Par Rd.
1 utility shed @ 3010 Par Rd.
1 repaint @ 3202 Duffer RD
1 replace roof @ 3202 Duffer RD.
1 garden shed @ 4109 Par Ct.
1 new windows @ 3103 Par Rd

Welcoming – Millie Anderson

Recent Welcome Visits: All are owners

** indicates owner(s) completed DEED Holder Info Form during visit;

I will bring them to the May 13 meeting.

4/12 Robert & Darlene Willett, 4601 Bunker Drive

**4/26 John Rovertto & Caroline Masters, 4109 Par Road

**4/26 Monique Martin, 2608 Golf Hammock Drive

Databases and Directories - Antonia Rivera

Update on completing a new GHOA Directory

Activity Center and Special Events - James Grace

Last meeting received quote from All Brite Cleaning

Website - Ruthie

Monthly Report for April, 2024

Emails/New Subscriptions received:

New Subscribers: 15

Contacted Us: 3

ShoutOuts Sent: 2

- Looking for Volunteers
- 2023 Best of Highlands Award

Website Postings/Other:

- Posted Looking for Volunteers & Best of Highlands Award ShoutOuts to home page
- Posted February 12, 2024 final minutes
- Posted March 11, 2024 draft minutes
- 2013 - 2021 Meeting Minutes Archives
- Regular monthly website updates
- Website redesign work on track to be completed at the end of the month

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

No Report

Old Business:

- Donald Robinson made a motion to get a title examination on the property owned by the GHOA which is a potential site for a new GHOA community center. Nancy Beatty Second. Motion approved 8-1. James Grace opposed.
- John Waddell made a motion to move forward putting together a property owner directory for 2024. Donald Robinson Second. Motion approved 7-2. Matt Nelson and Timothy Leesburg Opposed.
- Jim Grace made a motion to hire Superior Cleaning to complete a one time deep clean of the activity center, and then continue to maintain on a regular basis. Timothy Leesburg Second. Motion approved unanimously.

New Business:

- Calendar will be updated and added as an addition to the website.
- Nancy Beatty brought up doing the shots again.
- We were voted Community of the Year from the Highlands news sun

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

Next Meeting is September 9, 2024 7:00 pm at the Activity Center.

Donald Robinson made a Motion to adjourn. Matt Nelson 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