

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING FINAL MINUTES MONDAY, MARCH 14, 2022
GOLF HAMMOCK ACTIVITY CENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, John Waddell, Matt Nelson, Richard Smith, Victoria Dale,

Approval of Meeting Minutes

Motion made by Victoria Dale to approve February Minutes. Richard Smith Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Received calls from realtors with questions. The new acknowledgement form seems to be working well. Hog fence was repaired/installed in the past month.

Vice President: Robert Schroeder

General support to all Committees and President

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
February 2022				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06	
Amount Paid - January 2022 (including Undeposited Funds)		\$	176,581.25	
Amount Remaining - 01/31/2022		\$	124,624.81	
Amount Paid - February 2022 (including Undeposited Funds)		\$	44,150.00	
Amount Remaining - 02/28/2022		\$	80,474.81	
Amount Remaining Detail:				
	#of Lots		Amt Due	
(\$25.00)	2	\$	(50.00)	
(\$52.00)	1	\$	(52.00)	
(\$75.00)	1	\$	(75.00)	
\$375.00	168	\$	63,000.00	
\$401.69	1	\$	401.69	
\$402.00	1	\$	402.00	
\$403.73	1	\$	403.73	
\$802.00	4	\$	3,208.00	
\$802.10	1	\$	802.10	
\$831.47	1	\$	831.47	
\$845.76	1	\$	845.76	
\$891.94	1	\$	891.94	
\$914.59	1	\$	914.59	
\$1,266.94	2	\$	2,533.88	
\$1,268.08	4	\$	5,072.32	
\$1,344.33	1	\$	1,344.33	
Totals	187	\$	80,474.81	26.72% of 01/01/2022
Balance Remains Unpaid				
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
2/1/2022	Beginning Balance		\$ 344,644.28	
2/1/2022	Deposit		\$4,875.00	
2/1/2022	Deposit		\$400.00	
2/7/2022	RUTHIE O'NEILL - BILL PYMT - 5BACDYXX	31	(\$325.00)	Web Hosting
2/8/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCJL64	15B	(\$33.24)	Utilities - Activity Center
2/8/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64	17	(\$1,101.00)	Common Grounds - Lakes & Canals
2/8/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - GB5CNL64	21	(\$54.73)	Fountain
2/8/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - FBNCWL64	21	(\$789.39)	Lighting
2/8/2022	BOB SCHROEDER - BILL PYMT - LBQCQL64	17F	(\$10.00)	Reimbursement - Dump Fees
2/8/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64	21	(\$33.32)	West Entrance
2/9/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - 9B1CYCWC	25	(\$850.00)	Accounting - Monthly
2/15/2022	Night Drop Deposit 2-15-22		\$6,750.00	
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2/15/2022	Night Drop Deposit 2-15-22		\$6,750.00	
2/15/2022	Night Drop Deposit 2-15-22		\$4,050.00	
2/16/2022	Return of Deposit Item Fee	14	(\$15.00)	To Be Reimbursed By Homeowner
2/16/2022	Returned Check 412	14	(\$375.00)	To Be Reimbursed By Homeowner
2/22/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - PB3CVLA8	17D	(\$600.00)	Common Grounds - Mowing
2/23/2022	LERMA'S LANDSCAPING - BILL PYMT - FB9CNLY8	17B	(\$650.00)	Common Grounds - Monthly
2/23/2022	E MARK BREED III, P.A. - BILL PYMT - IBSC5LL8	24	(\$260.86)	Legal Fees
2/28/2022	A.C. PEARCE INC. - BILL PYMT - CB5CTLXZ	16D	(\$2,150.00)	Fence Maintenance
2/28/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - TBKCYLYZ	23A-25-23C	(\$555.36)	Postage-Acctg Fee-OfficeSupplies
2/28/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - PBACJLE9	15A	(\$700.00)	Activity Center - Rent
2/28/2022	Ending Balance		\$ 392,716.38	
	Total Deposits		\$56,575.00	
	Total Payments		(\$8,112.90)	
	Total Return Ck		(\$390.00)	including Fee
	Net Change		\$48,072.10	
SAVINGS ACCOUNT				
2/1/2022	Beginning Balance		\$ 138,765.98	
1/1/2022	Credit Dividends		\$ 1.06	
1/31/2022	Ending Balance		\$ 138,767.04	

Treasurer John Wadell reported, the two bad checks were remedied with the cancel check charges. At the end of the first week in April John will send a letter along with an invoice to property owners that have not paid their assessments.

Committee Reports:

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

Irrigation work. Robert Schroeder replaced some sprinkler heads.

Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

Replaced another aerator pump.

Complaints and Violations – Robert Schroeder, Chair

2 violations - both open
3 courtesy letters

Roads and Drainage – Richard Smith, Chair

The Roads and Drainage Committee met on February 28 to discuss projects moving forward. The following two paragraphs describe changes to my previous reporting:

1. Cormorant Point Drive: EPI has assessed the situation on Cormorant Point Drive to be more involved than initial observations indicated. The project would nearly double in cost and have limited remedial effect. The decision of the committee is to leave the budgeted amount for Cormorant Point Drive in place through the rainy season to assess whether the problem persists during times of normal rainfall. If the problem persists, we will likely need to invest in further engineering of that area to determine the best path forward.
2. East Ditch: The committee agreed to engage Polston Engineering to make an initial assessment of the remedial steps that could be taken to maintain the East Ditch. I will report on their recommendations when they submit their initial report.

Additionally, First notices were sent to homeowners affected by projects this spring on Lost Ball Drive, Summertree Drive, and the corner of Waterwood and Cormorant Point Drive. Second notices will be sent approximately two weeks prior to work beginning on these projects.

The committee members also agreed to request an engineering report for remedial steps that can be taken for two other problem areas. These are:

1. Standing water on Pitching Wedge Way.
2. Standing water along the west side of Lost Ball Drive between Dog Leg Drive and Lost Ball Court.

Richard possibly recommends we send a letter a year in advance before we start to work on the East ditch. The right of way is 15 feet from the center of the ditch. He will wait for the engineering report to come back.

Architectural Review-Donald Robinson, Chair

1-12x28 Garden Shed

1-12x62 Concrete side extension alongside existing driveway at 3415 Par Rd

1-driveway extension that is an apron at 4003 Mulligan Ct.

Data Base and Directories - Open, Chair

No Report.

Activity Center and Special Events - Linda Fisher, Chair

No Report

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I had 3 visitations

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

No Report

Website – Ruthie

Website Report for Month of February, 2022

Emails Received 15:

- **New Subscribers: 6**
- **Contacted Us: 9**

Postings/Updates:

- **GH Yard Sale announcement on the Home page & calendar**
- **January 15, 2022 Annual and General draft Meeting Minutes**

- **CPHA Budget for 2022**
- **Posted Potential Buyer Information form for Cormorant Point to Document Center and Home page**
- **Regular monthly updates to website, calendar, and announcements**
- **File Maintenance**

Old Business:

- None

New Business:

- Funeral with a 21 gun salute for a funeral on Monday March 26th at 2774 Duffer Loop
- Realtor called President Nancy Beatty to request the board to allow an exception for potential new homeowner to allow her to have 4 dogs. Board decided unanimously to deny this request.
- Need mulch at the circle on Golf Hammock Drive
- There was a discussion about reflectors in the right of way. It was brought up that they need to be set back to avoid cars from being scratched.
- There was a discussion about the age of golf cart drivers in our community. Golf cart drivers must be 16. Also golf cart riders must not exceed the capacity of the golf cart.
- President Nancy Beatty asked to have board member check in to our Boards insurance policy

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

Next Meeting will be Monday, April 11, 2022

Motion to adjourn made by John Waddell. Nancy Beatty Second. Motion passed 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