

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(DRAFT) MONDAY, MARCH 13, 2023 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Nancy Beatty.

Board Directors Present:

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Timothy Leesburg, Louis Hughes,

Approval of Meeting Minutes

Motion made by Donald Robinson to approve February 13, 2023 Board meeting Minutes. John Waddell Second, Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

Met with Bob and Louis to talk about drainage
Revell tree service trimmed front palms
I trimmed some smaller palms behind front wall
Planted more flowers in beds along Golf Hammock Drive
Fixed some sprinklers with Bob and Jim
Carol and Bruce Sherrick donated their lava rock. A big thank you goes out to them for the donation.

Vice President: Robert Schroeder

- Assisted with Annual Yard Sale
- Assisted President in policy & procedures issues
- Assisted newly assigned Board member to Roads and Drainage
- Monitored Sheriff's actions/speeders
- Researched County/State records regarding original Roads and Drainage mapping
- Met with Road and Drainage vendor regarding 2023 drainage events

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
February 2023				
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
2/1/2023	Beginning Balance		\$ 508,829.50	
2/1/2023	RUTHIE O'NEILL - BILL PYMT - NBFCSOTU	31	(\$325.00)	Web Hosting
2/6/2023	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6BCC9UTK	17D	(\$195.00)	Common Grounds - Mowing
2/6/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - RBNCUUPK	15B	(\$33.35)	Utilities - Activity Center
2/6/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - KBGCCUTK	17	(\$1,156.00)	Common Grounds - Lakes & Canals
2/6/2023	DUKE ENERGY - BILL PYMT - FBKCSUPK	21	(\$49.41)	Fountain
2/6/2023	DUKE ENERGY - BILL PYMT - 3B7CQUPK	21	(\$871.25)	Lighting
2/6/2023	BOB SCHROEDER - BILL PYMT - TB2COUPK	13	(\$342.09)	Annual Meeting Expense
2/6/2023	DUKE ENERGY - BILL PYMT - LB5CTUPK	21	(\$33.03)	West Entrance
2/7/2023	Deposit		\$4,940.00	
2/7/2023	Deposit		\$750.00	
2/9/2023	Highlands County Sheriff - Check#9642	28	(\$2,000.00)	Check from Decembe -Speeding Radar-Deposit
2/9/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - KBGC2U8A	25	(\$900.00)	Accounting - Monthly
2/27/2023	CINDY BOWSER - BILL PYMT - EBICQPQ9	13A	(\$107.50)	Street Captains Tunics
2/27/2023	NANCY BEATTY - BILL PYMT - UBLCPPQ9	16E	(\$104.76)	Plants
2/27/2023	SEBRING CHRISTIAN CHURCH - BILL PYMT - Q8WC1PS9	13B	(\$75.00)	Annual Mtg - Room Rental
2/27/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - YB3CAPS9	12A & 25	(\$682.37)	Annual Invoices & Postage
2/27/2023	JUDY TRIER - BILL PYMT - NBHCCPS9	19	(\$148.95)	Garage Sale
2/27/2023	BOB SCHROEDER - BILL PYMT - PBPCGSP9	16C-23C-19	(\$36.43)	Irrigation Maintenance-Office Exp-Garage Sale Exp
2/27/2023	JOHN C. WADDELL - BILL PYMT - 2BHCDPAC	30	(\$70.00)	Florida Annual Filing
2/27/2023	LERMA'S LANDSCAPING - BILL PYMT - CBNCNPQ9	17B	(\$650.00)	Common Grounds - Monthly - February
2/27/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TBCCJU5G	15A	(\$700.00)	Activity Center - Rent
2/28/2023	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - SBDCTPNC	24	(\$497.50)	Legal
2/28/2023	Deposit		\$200.00	
2/28/2023	Deposit		\$1,150.00	
2/28/2023	Deposit		\$150.00	
2/28/2023	Deposit		\$6,200.00	
2/28/2023	Deposit		\$6,031.25	
2/28/2023	Ending Balance		\$ 519,273.11	
		Total Deposits	\$19,421.25	
		Total Payments	(\$8,977.64)	
		Net Change	\$10,443.61	
SAVINGS ACCOUNT				
2/1/2023	Beginning Balance		\$ 138,779.86	
2/28/2023	Credit Dividends		\$ 1.06	
2/28/2023	Ending Balance		\$ 138,780.92	
ADDITIONAL INFORMATION:				
98 Owners (12.7%) did not pay their assessments by the 01/31/2023 due date.				
Total Amount was \$52,344.82. Letters, along with Late Charge Invoices and Statements have been mailed. 5 owners received a 30-Day Letter.				
In addition, 1 property has been turned over to the attorney and will be sent a 45-day letter advising the owners they have 45 days to pay or				
a lien will be placed on the property. Foreclose is an absolute possibility if the balance is not paid once the lien has been recorded.				

98 property owners were either late or didn't pay their annual assessment.

Letters have been sent to all those property owners.

Spent approximately 25hrs compiling letters and mailing them to past due property owners. This cost the HOA \$98.

Five of the 98 owners receiving letters were over a year past due.

They are receiving an additional 30 day notice from the GHOA which will be followed by action from the GHOA attorney if past due amount is not paid.

One property owner owes the GHOA over \$5000.00. Action will be taken by the GHOA attorney with that property owner.

Committee Reports:

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

- Addition of the Lava Rocks that were donated by Carol and Bruce Sherrick
- Irrigation repairs
- Road Sign cleaning and straightened if needed

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

February weed report was good

Complaints and Violations – Judy Trier, Chair

1 courtesy letter to have boat removed -request completed

1 2nd notification letter concerning fence repair and landscape cleanup fence completed
landscape still needs more work

Follow up on courtesy letter for trailer removed - completed.

Roads and Drainage – Louis Hughes, Chair

- Vice president Bob Schroeder and I met and he showed me the catch basins around GH. Discussion about drainage concerns and proposals for corrections.
- I met with EPI representative Tal Rancourt, to go over Polston Engineering recommendations to help flow of storm water away from Lost Ball west along Pitching Wedge (proposal).
- I met with Highlands Hammock State Park director Mr. Frye to go over the flow of storm water out of GH and into headwaters of Little Charlie Bowlegs watershed.
- I went to Highlands County Zoning to confirm our usage of Environmental Preserve in Golf Hammock.
- I met a Field agent with the Department of Environmental Protection DEP at our Environmental Preserve to discuss concerns with permitting and do's and don't s.

Architectural Review-Donald Robinson, Chair

10 approvals / 1 disapproved

1 house painting @3310 Divot RD

1 chain link fence @3310 Divot RD

1 solar panels @ 2913 Par Rd

1 10x11 concrete addition @3908 Duffer Rd.

1 repair fence and landscaping @ 3004 Par Rd.

1 house painting @ 4303 Duffer RD.

1 replace the front door @ 2806 Divot Rd.

1 concrete pad @ 4000 Divot Rd.

1 new roof @ 3208 Duffer Rd.

1 install new windows @ 3605 Par Rd.

1 disapproved letter for the sunscreen and 4x4 post @ 3709 Divot Rd.

Welcoming – Joyce Rowe

No Report

Website - Ruthie

Emails/New Subscriptions received:

New Subscribers: **34**

Contacted Us: **8**

ShoutOuts 1:

- Common Grounds

Website Postings:

- GHOA December Final minutes
- GHOA Annual/Reorganization minutes
- GHOA January Draft minutes
- 25 Street Captain name tags
- 2023 GHOA Board Member listing
- Regular monthly website updates

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

- Street captains have new name tags and vests to identify themselves

Old Business:

- Probation period for the sheriffs monitoring ends March 31, 2023. Board will evaluate reports and decide what will be done going forward.

New Business

- Robert Schroeder made a motion to enact the compliance enforcement committee (CEC) and recommend the maximum fine as well as homeowners loss voting rights until fines have been paid and violation has been remedied. Donald Robinson Second. Motion approved unanimously.

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

Next Meeting Monday April 10, 2023 7:00 pm at the activity center.

Robert Schroeder 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