

# **GOLF HAMMOCK OWNERS ASSOCIATION SPECIAL JANUARY MEETING DRAFT MINUTES Saturday, January 30, 2021 – SEBRING CHRISTIAN CHURCH – 1:00 pm**

## **Board Directors Present:**

Nancy Beatty, Bob Schroeder, John Waddell, Matt Nelson, Donald Robinson, Mike Maloy

Meeting was called to order by President Nancy Beatty at 1:00pm.

President Nancy Beatty confirmed the agenda for the meeting. President Nancy Beatty stated at the conclusion of the meeting homeowners would be updated with the current status of the five year plan, and what needs to be done to catch up and continue planned projects.

## **Old Business:**

### **Five Year Plan Paving and Drainage**

Vice President Robert Schroeder summarized the 5 year plan which was implemented in 2018.

2018: All paving and drainage projects completed as planned.

2019: All paving projects completed as planned. All drainage projects not completed.

2020: All paving projects and drainage projects were not all completed due to weather and provider complications. In 2020 the only paving project that was completed was from Hammock Rd to the Circle and 600 ft extension passed the circle. The scheduled paving project that was not completed was Duffer loop. The drainage projects consisted of repair to 14 culverts, 11 were completed.

2021: Planned paving and drainage projects will need to be altered because of 2020 complications and some current drainage issues that will take precedence. Board will have to make an amendment to the 5 year plan in order to accommodate the change and stay within budgetary constraints. The board is working to get the approved plan back on schedule.

Vice President Robert Schroeder addressed a question about the 5 year plan becoming perpetual. He explained that the 5 year plan was a foundation to address latent issues in Golf Hammock. Although there will always be problems to address he doesn't foresee the need for another extensive multi-year plan.

## **Status of the MRTA**

Member of the organizing committee for the revival of the GHOA covenants and restrictions, Mark Walczak, provided report.

As reported in previous meetings the original revival was rejected by the State of Florida because of a procedural mistake. The Board in previous meeting voted to reinstate the revival process. Mark Walczak explained homeowners will receive a new ballot for recertification so the covenants and restrictions will be back in compliance with the State. Homeowners should receive their ballot by the end of February.

## **Management Company**

Committee Member John Waddell provided report.

A report has been provided to the Board with proposals from management companies. The 2020 Board of directors tabled any decision until 2021. Committee believes there is value with having a management company. Committee feels a management company could add some stability and consistency for our Homeowners Association. The committee's recommendation to the board will be reviewed and responded as a part of the Boards 2021 agenda.

## **New Business:**

### **Item 1:**

**Motion:** The GHOA Board establishes "EPI" as a single source service provider to repair/replace/service all tasks relating to roads and drainage approved by the Board for execution.

**History:** Current policies dictate that at least 3 proposals be solicited for any task in excess of \$5000.00. Historically, solicitations for achieving road/drainage tasks from qualified providers have not been responsive. The lack of response or high costs of response has lead "EPI" to be the most responsive and cost effective. The time corresponding with other providers, waiting to see if they respond and high cost due to out of town provider, has led to lengthy delays or cancellations of needed projects. EPI is the only local service provider for the needed road/drainage tasks. By establishing EPI as the sole provider, the GHOA eliminates delays and can achieve the needed tasks in a timely fashion. EPI's costs are within the upper middle market level and have produced quality work.

President Nancy Beatty made the motion. Vice President Robert Schroeder Second.

Discussion:

Director Mike Maloy commented that he doesn't feel it is a good idea to go with one company. Vice President Robert Schroeder explained the motivation behind the motion is that the three bid process has greatly hindered project completion through time delays and contractor availability. Projects will still be evaluated individually before approval.

President Nancy Beatty called for vote. Motion passed 5-1.

**Item 2:**

**Motion:** Change wording to reflect new standards.

**Title:** Standing Rule 31: Undeveloped lot maintenance standard

**Wording:** All grassy areas of undeveloped lots must be mowed a minimum of 3 times monthly during the growing season (April to October) and 2 times monthly during the dormant season (October to March). At no time is grass or weeds permitted to grow to a seeding condition. All dead trees, limbs and debris/vines under/around trees, bushes, palms, poles, and signs must be removed/cut/trimmed as required monthly. All natural or planted shrubbery must be maintained to the same standard as homeowners.

President Nancy Beatty made the motion. John Waddell second.

Discussion: Director Mike Maloy asked how soon would motion go in to effect. Director Robert Schroeder explained it would be effective immediately and a letter would be sent to lot owners to inform them of the updated policy.

President Nancy Beatty called for vote. Motion passed unanimously

**Item 3:**

President Nancy Beatty made a motion to rent the Sebring Christian Church for the amount of \$75 per meeting until which time we can move back to the activity center. Meetings will be the second Monday of every month except for August and September. John Waddell Second. Motion passed unanimously.

**Item 4:**

Motion: Budget Amendment (All Values Rounded) Reduce Paving Budget to \$104,000.00 increase drainage budget to \$130,000.00. Apply unobligated funds of \$12,000.00 to budget deficit and reduce to approximately \$15,000.00. Ammend 5 year plan (paving) to pave Duffer Loop in 2022

Discussion: (All Values Rounded)

2020 Paving Budget: \$68,000.00

Actual Funds Spent: \$54,000.00 (Hammock Rd to Circle + 600ft)

\$14,000.00 difference

5 Year Plan had Duffer Loop as well as Hammock Rd to Circle

Estimated Cost in 5 Year Plan Actual Today Cost \$108,000.00

2021 Paving Budget: \$189,500.00

Scheduled Paving 5 Year Plan:

Project Scheduled	Estimate in 5 Year Plan 2017	Actual Cost 2021
Golf Haven Terrace/Waterwood Dr to Sugar Pine Cir	\$19,000.00	\$26,000.00
Sugar Pine Cir/Cormorant Point Drive to Golf Haven Ter	\$17,000.00	\$32,000.00
Cormorant Point Drive/Par Road to Culdesac	\$21,000.00	\$42,000.00
Unscheduled Repars (sink spot/entrance)		\$3,500.00
Total:	\$57,000.00	\$103,500.00

Actual Cost \$104,000.00 (Recommended)

\$85,000.00 Difference

2021 Drainage Budget \$56,900.00

Actual Drainage Repairs Needed:

Golf Haven Terrace From Waterwood Dr to Summer Circle	\$51,000.00
Cormorant Point Dr From Waterwood Dr to 3603/3602 Both Sides	\$35,000.00
Lost Ball Dr/Bunker Dr to Dog Leg Dr 1000/Both Sides	\$42,000.00
Total:	\$128,000.00

\$128,000.00 Estimated Cost	\$57,000.00
\$57,000.00 2021 Budget	\$73,000.00 Recommended Increase
(\$71,000.00 Difference) Negative Value	\$130,000.00

Projected Deficit \$27,000.00 – Unobligated \$12,000.00 = \$15,000.00 Projected Deficit

Motion was made by Robert Schroeder. Donald Robinson Second.

Discussion: Motion was interpreted by Robert Schroeder. He went over the increase in costs to the projects and the need to amend the projects for 2021.

President Nancy Beatty called for vote. Motion passed unanimously.

President Nancy Beatty Entertained Questions from the homeowners at the meeting.

Tony Stratton inquired about what can be done about speeding. Vice President Robert Schroeder addressed the question and let the homeowner know that the board has looked in to it and said we can continue to explore options.

Treasurer John Waddell updated the Board on the status of the HOA Assessment Collection.

On January 1<sup>st</sup> 2021 There were approximately \$312,000.00 in assessments due. As of the day of the special meeting, \$199,000.00 had been collected with \$113,000.00 left outstanding.

John Waddell made a motion to adjourn. Matt Nelson second. Motion passed unanimously.