

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(FINAL) January 25, 2025 SEBRING CHRISTIAN CHURCH**

Meeting was called to order by President John Waddell.

Board Directors Present:

John Waddell, Matt Nelson, Timothy Leeseburg, Norm Sochia, Antonia D'Elia, John Rovero, Nancy Beatty, Charles Brian Simmons

Approval of Meeting Minutes:

Motion made by John Rovero to approve December 9, 2024 Board meeting Minutes. Timothy Leeseburg Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

No Report

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Treasurer: Antonia D'Elia

Golf Hammock Owners Association				
Treasurer Report				
DECEMBER 2024				
		Budget		
Date	Description	Line#	Amount	Memo
12/1/2024	CHECKING ACCOUNT			
	Beginning Balance		\$278,185.38	
12/2/2024	RUTHIE O'NEILL - BILL PYMT - 5BD18EKQ	31	(\$325.00)	Web Hosting
12/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - UBR1G4D3	25	(\$950.00)	Accounting-Monthly
12/9/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5B81D43V	15B	(\$61.42)	Utilities-Activity Center
12/9/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - PBJ1R43V	17	(\$1,156.00)	Common Grounds-Lakes & Canals
12/9/2024	DUKE ENERGY - BILL PYMT - TBL1T4DV	21	(\$41.54)	Fountain
12/9/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - DBN1943V	17D	(\$1,040.00)	Common Grounds-Mowing - December
12/9/2024	DUKE ENERGY - BILL PYMT - 1B31S4DV	21	(\$709.50)	Lighting
12/9/2024	DUKE ENERGY - BILL PYMT - MBU1O4DV	21	(\$33.40)	West Entrance
12/18/2024	RUTHIE O'NEILL - BILL PYMT - 4B914F6C	31	(\$288.00)	Reimbursement-Website Subscription
12/18/2024	JUDY TRIER - BILL PYMT - 8BS1RF6C	23D	(\$282.61)	Reimbursement-Front Entrance Christmas Decorations
12/18/2024	NANCY BEATTY - BILL PYMT - NBF13F6C	17C	(\$235.95)	Reimbursement-Common Grounds-Flowers & Trash Bags
12/18/2024	JOHN C. WADDELL - BILL PYMT - 5BD1WF6C	23C	(\$99.99)	Reimbursement -McAfee-GHOA Treasurer Computer
12/23/2024	LERMA'S LANDSCAPING - BILL PYMT - 3B41DFD2	17A	(\$800.00)	Common Grounds-Monthly-December
12/23/2024	NANCY BEATTY - BILL PYMT - NBC14FD2	17C	(\$73.33)	Reimbursement-Common Grounds-Flowers
12/27/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - FBO1Y4FJ	15A	(\$700.00)	Activity Center-Rent
12/30/2024	NANCY BEATTY - BILL PYMT - DBA1NFE5	17C	(\$126.53)	Reimbursement-Common Grounds-Flowers & Small Bushes
12/31/2025	Ending Balance		\$271,262.11	
		Total Deposits	\$0.00	
		Total Payments	(\$6,923.27)	
		Net Change	(\$6,923.27)	
	SAVINGS ACCOUNT			
12/1/2024	Beginning Balance		\$ 138,805.30	
12/31/2024	Credit Dividends		\$ 1.18	
12/31/2024	Ending Balance		\$ 138,806.48	
Additional Information: The Accounts Receivable Balance on 12/3/2024 was \$17,614.72.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$100 OR MORE OWED				
AFTER PAYMENTS RECEIVED THRU 12/31/2024				
Amount Owed	Address	Lot#		
\$ 433.41	2501 Par Lane	00031		
\$ 433.41	2511 Par Lane	00032		
\$ 4,165.12	2300 Fairway Circle	00053	Lien	
\$ 433.41	3004 Par Rd	00080		
\$ 433.41	2814 Par Rd	00082		
\$ 433.41	2802 Par Rd	00084		
\$ 462.37	3109 Par Rd	00094		
\$ 433.41	3101 Divot Rd	00120		
\$ 433.41	3404 Duffer Rd	00196		
\$ 433.41	2776 Duffer Rd	00221		
\$ 433.41	2766 Duffer Rd	00226		
\$ 433.41	2011 Mulligan Rd	00265		
\$ 427.00	4109 W. Mulligan Ct	00299		
\$ 2,523.13	4309 Duffer Loop	00304	Lien	
\$ 3,041.69	4609 SandWedge Way	00323	Lien	
\$ 433.41	4122 Duffer Loop	00332		
\$ 1,344.13	1308 Putter Ct	00334		
\$ 433.41	4410 Bunker Dr	00411		
\$ 446.88	4611 Bunker Dr	00460		
\$ 384.30	2617 Par Rd	PR004		
\$ 17,995.54	Report Total			
\$ 16,857.59	November Report Total			
\$ 1,137.95	Increase From November			

Committee Reports:

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

December report

Took out 20 year old brown pampas grass from circles

planted poinsettia in every circle

planted new plants in some circles

waiting for warmer weather to replace and replant new flowers

Asked Mow + Beyond to check sprinklers every 2 months instead of quarterly

If anyone has any plants they want to donate, reach out to Nancy Beatty

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

Everything Status quo

Complaints and Violations – Judy Trier, Chair; John Waddell, Board Director

No Report

Roads and Drainage – John Rovero, Chair

Working on Two projects Eagle Ct and Birdie Ct. Next priority will be in Cormorant Point to look into increasing drainage into through the ponds and out the back of the front entrance.

Architectural Review- Timothy Leeseburg, Chair

- 2797 Duffer Rd. - Temporary fence
- 1903 Mulligan Rd. - Roof mounted solar panels
- 3405 Duffer Rd. - Roof mounted solar panels
- 4512 Sandwedge Way. - Removal of vinyl siding, replace with board & batten & shiplap. Painting exterior of home.
- 2053 Par Rd. - Painting exterior of home
- 4608 Duffer Lp. - Install Playstation
- 2800 Lost Ball Dr. - Removal of shrubbery and cu
- 4416 Mulligan Ct W - Repair/Replace existing driveway

Welcoming – New Chair

No Report

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - Open Chair

No Report

Website - Ruthie

Website Monthly Report for December 2024

Emails/New Subscriptions received:

New Subscribers: 8

Contacted Us: 5

ShoutOuts: 5

- December Meeting Agenda
- Golf Cart Parade
- Cormorant Point Music in the Park
- Golf Cart Parade reminder
- Cormorant Point Music in the Park reminder

Website Postings/Other:

- CPHA December 4, 2024 meeting minutes
- Updated CPHA Board Members— Open position for Compliance/Violations (Mike Tress resigned)
- Updated GHOA Board Members— Added Nancy Beatty as Board Member and Common Grounds Chair
- Regular monthly website updates

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

No Report

Old Business:

- Matt Nelson made a motion to accept the offer to sublease the activity center for \$300.00 per month. John Rovero Second. Motion approved unanimously.
- All current Board Members have taken the required education to receive the necessary certification.
 - Members to provide certificates for the Board records.
- President John Waddell asked for a moment of silence to recognize Donald Robinson a former Director and Officer who passed away recently

New Business:

- Tim Leesburg brought up purchasing a projector. Tabled it to the next meeting to see what will be available at the activity center.

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is February 10, 2025 at the Activity Center.

Matt Nelson made a Motion to adjourn the meeting. Timothy Leeseburg 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

