

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) April 14, 2025 Activity Center

Meeting was called to order by President John Waddell.

Board Directors Present:

John Waddell, Matt Nelson, C Brian Simmons, John Rovero, Nancy Beatty,

Approval of Meeting Minutes:

Motion made by John Rovero to approve March 10, 2025 Board meeting Minutes. Nancy Beatty Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

Cormorant Pt experienced some damage from hogs and hired a professional to address it. It seems as of now the problem is under control.

Vice President: Timothy Leeseburg

Law Enforcement Review:

March 7th:

- No traffic violations

April 2nd:

- 1 traffic stop 30 in 25
- 1 warning

Secretary: Matt Nelson

No Report

Treasurer: Antonia D'Elia

Golf Hammock Owners Association				
Treasurer Report				
MARCH 2025				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
3/1/2025	Beginning Balance		\$515,961.22	
3/3/2025	RUTHIE O'NEILL - BILL PYMT - YBQ1L513	31	(\$325.00)	Web Hosting
3/7/2025	NANCY BEATTY - BILL PYMT - JBU17GFA	17C	(\$259.65)	Reimbursement - Flowers and Fertilizer
3/7/2025	RUTHIE O'NEILL - BILL PYMT - PBX1UGFA	31	(\$36.70)	Website Domain Renewal
3/7/2025	JUDY TRIER - BILL PYMT - 5BG19G5A	19	(\$170.16)	Reimbursement - Yars Sale Expense
3/10/2025	DUKE ENERGY - BILL PYMT - 5BD17GOC	21	(\$702.61)	Lighting
3/10/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 1B31XGNC	28	(\$300.00)	Traffic Control
3/10/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - KB11S5TG	25	(\$950.00)	Accounting Fees
3/10/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - 8B216GOC	17	(\$1,156.00)	Common Grounds-Lakes & Canals
3/10/2025	DUKE ENERGY - BILL PYMT - CBL1IGOC	21	(\$33.41)	West Entrance
3/10/2025	DUKE ENERGY - BILL PYMT - KBE1JGOC	21	(\$43.38)	Fountain
3/10/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - KBW1QGNC	17D	(\$980.00)	Mowing - February
3/14/2025	Deposit		\$290.00	
3/14/2025	Deposit		\$450.00	
3/14/2025	Deposit		\$6,995.45	
3/20/2025	Deposit		\$25.00	
3/31/2025	Ending Balance		\$518,764.76	
		Total Deposits	\$7,760.45	
		Total Payments	(\$4,956.91)	
		Net Change	\$2,803.54	
SAVINGS ACCOUNT				
3/1/2025	Beginning Balance		\$ 138,808.72	
3/31/2025	Credit Dividends		\$ 1.18	
3/31/2025	Ending Balance		\$ 138,809.90	
Total Accounts Receivable as of the end of March 2025 was \$38,643.32. 64 Lot Owners owe the GHOA money, resulting in over 8% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$100 OR MORE OWED				
EXCLUDING ACCOUNTS WHICH OWE FOR 2025 ASSESSMENTS ONLY				
AFTER PAYMENTS RECEIVED THRU 03/31/2025				
Amount Owed	Address	Lot#		
\$ 833.41	2501 Par Lane	00031		
\$ 833.41	2511 Par Lane	00032		
\$ 4,565.12	2300 Fairway Circle	00053	Lien	
\$ 833.41	2814 Par Rd	00082		
\$ 862.37	3109 Par Rd	00094		
\$ 833.41	3101 Divot Rd	00120		
\$ 833.41	3404 Duffer Rd	00196		
\$ 833.41	2766 Duffer Rd	00226		
\$ 833.41	2011 Mulligan Rd	00265		
\$ 827.00	4109 W. Mulligan Ct	00299		
\$ 2,923.13	4309 Duffer Loop	00304	Lien	
\$ 3,441.69	4609 SandWedge Way	00323	Lien	
\$ 833.41	4122 Duffer Loop	00332		
\$ 750.00	1308 Putter Ct	00334		
\$ 846.88	4611 Bunker Dr	00460		
\$ 20,883.47	Report Total			
\$ 22,311.01	February Report Total			
\$ (1,427.54)	Decrease From February			

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs. Actual - No Disclosures
January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500.00	289,500.00	0.00	100.0%
Estoppel Fee	1,125.00	3,750.00	(2,625.00)	30.0%
Finance charges	0.00	375.00	(375.00)	0.0%
Fees	1,650.00	1,000.00	650.00	165.0%
Garage Sale Income	290.00	260.00	30.00	111.5%
Interest Income	3.42	14.00	(10.58)	24.4%
Assessment Write-off	(626.88)	(50.00)	(576.88)	1,253.8%
Total Income	291,941.54	294,849.00	(2,907.46)	99.0%
Gross Profit	291,941.54	294,849.00	(2,907.46)	99.0%
Expense				
Annual Assessments	763.40	1,063.56	(300.16)	71.8%
Annual Meeting	160.61	1,138.56	(977.95)	14.1%
Clubhouse Rental	66.81	3,600.00	(3,533.19)	1.9%
Common Grounds	8,285.70	54,732.00	(46,446.30)	15.1%
Garage Sale Expense	170.16	300.00	(129.84)	56.7%
Insurance	2,612.61	8,000.00	(5,387.39)	32.7%
Lighting	2,499.62	9,015.00	(6,515.38)	27.7%
Office Expense	0.00	2,880.00	(2,880.00)	0.0%
Professional Fees	5,546.12	19,800.00	(14,253.88)	28.0%
Security	900.00	3,900.00	(3,000.00)	23.1%
Special Projects	669.00	380,000.00	(379,331.00)	0.2%
Taxes	200.00	185.00	15.00	108.1%
Web Site Maintenance	1,011.70	4,100.00	(3,088.30)	24.7%
Emergency Use	0.00	10,000.00	(10,000.00)	0.0%
Total Expense	22,885.73	498,714.12	(475,828.39)	4.6%
Net Income	269,055.81	(203,865.12)	472,920.93	(132.0)%

No assurance is provided on these financial statements

Committee Reports:

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

Front entrance refresh is complete 43 bags of stone and 23 bags of mulch were used. Lerma's tree service trimmed the palms. The next project on the agenda is working on the stop signs.

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

Everything operating at normal levels

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

In March I sent 2 Courtesy letters both for cleaning up their landscaping and yards and one Violation letter for a boat parked in a fenced in backyard.

I have contacted two family members about properties that will be sold hopefully soon. I have given them the information needed to bring the properties up to restrictions and what we will need before an estoppel can be issued for closings..

Estate Sale 2 weekends

Roads and Drainage – John Rovero, Chair

Survey was completed for the Birdie court and Eagle court drain project. Goal is to complete it in the next three months.

Architectural Review- Timothy Leeseburg, Chair

- Fence @ 3501 Par Rd.
- Shed @ 2913 Duffer Rd.
- Gutters @ 2021 Par Rd.
- Fence @ 4512 Sandwedge Wy.
- Gutters @ 3310 Divot Rd.
- Replace fence @ 4522 Duffer Lp.
- Replace roof @ 4201 Bunker Dr.
- Replace roof @ 4406 Duffer Lp.
- Repair, resurface driveway & walkway @ 3908 Mulligan Ct.
- Re-paint exterior same color @ 4713 Duffer Lp.
- Shed @ 3109 Duffer Rd.
- Screen front entrance @ 1300 Par Ct.
- Re-paint exterior same color @ 2131 Par Rd.
- Re-paint exterior @ 3502 Duffer Rd.
- Install Dish TV @ 4410 Bunker Dr.
- Replace roof @ 4806 Duffer Lp.

Welcoming – Mary Lou Woodard

No Report

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - C. Brian Simmons

No Report

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

No Report

Old Business:

- There is still one open board position. Application is on the website. Contact Matt Nelson with any questions.
- Moving Forward with the Compliance to the State Bill.

New Business:

- John Rovero Made a motion to pay the Sebring Christian \$200 for the use of the Church and the Church grounds for the annual meeting and the annual yard sale.
- President John Waddell announced that he will be working with Judy to begin taking a closer look at the ongoing violations that are occurring in our community.

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

Next Meeting is May 12, 2025 at the Activity Center.

Timothy Leeseburg made a Motion to adjourn the meeting. John Rovero 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

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 4/14/25
 Time: 7:00 pm
 Location: Activity Center

Name	Address	Topic
BOB EADS		
Lynnda Eads		
Apple Flowers		
Lori Simmons		
Tim & Cathy Cassels	2016 Cost Bull Dr.	
TOM & CINDI KRAMER	3414 PAR RD	
EDDIE & LYNDA PANTOJA	1300 Putter Court	N/A
DAN JACO	46147 1st - 1st 1/2 Wbys Wbys	
Joyce Rowe	2500 Putter Rd	
Lynnda Eads	3810 Diver Rd	Swail Group