

GOLF HAMMOCK OWNERS ASSOCIATION ANNUAL MEMBER MEETING
MINUTES (FINAL) SATURDAY, JANUARY 21, 2023
SEBRING CHRISTIAN CHURCH
MEETING – 2:00 pm

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Norm Sochia, Alan Crocker, David Beumel

Approval of Meeting Minutes

Motion made by Rober Schroeder to approve January 2022 Annual Minutes. Donald Robinson Second. Motion Approved unanimously.

Officer Reports:

President: Nancy Beatty

Welcome to the annual meeting 2022 was an up and down year. Mother Nature was not kind with hurricanes, rain, lots of rain, and more than we've had since I moved here in 2001. We had driveways full of water for days, front yards flooded, and roadways flooded over. We had two houses in Golf Hammock that got water in their house. In Cormorant Point we had a 15 foot wide river running down the back of houses on the golf course down to Lake Judy. We had FEMA come in for debris pick up after the hurricane. I met with our new lawyer for the association. I met with the new engineers for drainage many times. I met with the roads and drainage committee many times. I met with the Violations and Architectural committees many times. Worked to create a new acknowledgement form for new buyers. Removed several solicitors. I had our webmaster put out several shoutouts from Golf Hammock Yard sale to Golf Hammock Golf Cart Christmas Parade. We had a piano concert in the activity center. We had a Walmart come to administer Covid, shingles, tetanus and flu shots. Everyone should go on to ghoaonline.com to subscribe to the shoutouts. Half of the residents that live here have subscribed. We have 373 subscribers and 750 plus property owners. So I ask you to go online and subscribe if you haven't.

Vice President: Robert Schroeder

Assisted President:

- Writing of new procedures/policies/forms
- Review of new Board members application
- Review of various support contracts
- Generation of letters to homeowners
- Development of plan to acquire Sheriff Dept. aid (speeders)
- Selection of new legal counsel
- Creating agendas for various meetings
- Re-organization of GHOA history records
- Packing of library for carpet replacement
- Resolution of various Board issues
- MRTA overseeing
- Creating of 2023 Budget

Assisted Treasurer:

- Approving various invoices/costs of operations
- Updating Estoppel Process/forms
- Providing homeowner information as required
- Assisted in creation of 2023 Budget

Assisted Secretary:

- Updating polices/procedures/forms
- Creating/documenting monthly meeting minutes
- Signage posting for scheduled events
- Documenting new Board members information

Assisted Architectural Committee:

- Supplement research to determine validity of request
- Provide interpretation of governing documents
- Generation of letters to homeowners
- Meeting with homeowners

Assisted Drainage/Paving Committee:

- Attending various meetings to determine Plan of Action (POA) to resolve issues
- Attended engineering meetings providing data for POAs
- Overseeing approved POAs for implementation
- Hurricane cleanup culverts/catch basins
- Creation of 2023 budget
- Overseeing of pumping flooded areas

Assisted Common Grounds:

- Planting/mulching flower beds
- Repairing irrigation
- Signage creation/repair/installation
- Repair of Hog Fence
- Repair of lighting at entrances

- Hurricane cleanup
- Creation of 2023 budget
- Tree trimming/removal oversight

Directly involved with implementation of Article XIX Subsection 4 for Lot 006 failure to comply with violation notices.

Directly involved in management of Violations/Complaints Committee

Created policy/procedures for creation of "Compliance Enforcement Committee (CEC)" within approved governing documents/State Statute 720.

Directly involved with County offices with respect to authorized operations

Other duties/responsibilities that occur that need interpretation with respect to the GHOA governing documents.

Secretary: Matt Nelson

No Report

Treasurer remarks:

New payment guidelines were put out for the year. One of the biggest parts of the payment guidelines was the change in the due date from the end of March to the end of January. Also included was a homeowner information update form. There are still 271 Lot owners that have not turned it in. The form will aid in the collection of assessments.

Committee Reports:

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

During a 12 month period (Jan-Dec), the Common Grounds Committee oversees the scheduled and unscheduled maintenance of the lighting, irrigation, signage, landscape and special projects. The maintenance actions include annual mulching, tree trimming, lawn cutting/trimming, maintaining CG bordering the ponds, mail boxes and street courts. During 2022 the Committee was chaired by 2 different persons and each achieved the required tasks to maintain Golf Hammock's prideful landscape. Notable, the flower beds on the east entrance and along Golf Hammock Blvd were serviced with new plants/flowers/mulching and border clean up. The greatest challenge was the clean up after the hurricane. Several trees were damaged and required a lot of debris clean up as well as cutting/trimming. The Committee has established some enhancement goals for 2023 that will greatly contribute to the Golf Hammock community pride. The Committee is always looking for volunteers to help with the enhancement projects and routine maintenance. Please contact the current committee chair via the website contact information.

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

After the hurricane, a new compressor had to be replaced in Lake Judy. We removed a large branch in Lake Clara. We removed debris from grids at several of the lakes. Regular maintenance was performed monthly.

Complaints and Violations – Robert Schroeder, Chair

- Number of Violations issued – 29
- Number of Courtesy Reminders sent to homeowners – 40
- Number of Violations open – 4
- Number of Violations referred to CEC – 4
- Number of controversies – 2

Roads and Drainage – Richard Smith, Chair

ROADS: During the year (2022) minimum work was conducted on the Golf Hammock road system. Two small areas of pavement repair and repair on the east entry.

DRAINAGE: The year 2022 began with several proposed repairs resulting from formal engineering surveys and professional recommendations by subject matter experts. Of the seven

proposed actions, various circumstances, contractor availability and unscheduled occurrences, only 4 of the 7 were achieved. The repairs that did get achieved, 3 of the 4 were successful, with the 4 th requiring minor corrections. The work accomplished did upgrade the GHOA drainage system and provided significant progress toward the desired goal. The tasks not completed were deferred to 2023.

The unscheduled events consisted of a hurricane and approximately 40” of rain in a very short period of time. Since the GHOA original drainage concept was designed to handle a normal rainy season (11”-20”), Golf Hammock experienced high water accumulation for several days. The exceptional high water (Par-Birdie-Eagle Courts) and streets (Lost Ball-Dog-Leg-Golf Hammock Dr.-Par Rd at Cormorant Point-Bogey Blvd and Lost Ball) was addressed by a post-hurricane engineering study and survey. The study and survey affirmed that the combination of excessive rain, ground saturation and design deficiency (original concept) generated visibility to previous unknown capacity capability.

The Committee has developed a plan to address the deferred 2022 tasks and begin addressing the

discoveries/deficiencies in the year 2023. The actual achievements will be influenced by the budget,

contractor availability and accessibility to the areas needing work. The Committee will move as aggressively as possible to meet the challenges of the Golf Hammock drainage system.

Architectural Review-Donald Robinson, Chair

Total of 79 approved and no disapproval

Database and Directories - Open, Chair

No Report

Activity Center and Special Events - Linda Fisher, Chair

Events - Linda Fisher, Chair

Community Yard Sale at the Sebring Christian Church February 18th, 2023. Need to request a form to reserve a spot, contact Judy Trier email: jrtrier@gmail.com.

Welcoming – Joyce Rowe

I had 14 visits, left 25 welcome flyers, and delivered 4 directories for 2022.

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

No Report

Website – Ruthie

- Posted monthly meeting minutes, agendas, and other monthly website postings for Golf Hammock and Cormorant Point, yearly file maintenance
- 32 ShoutOuts were published, 86 emails were received, and 140 new subscribers signed up to receive updates

Other Postings:

GHOA

- April 13, 2022 new Drainage Report
- GHOA Standing Rule Amendments
- Assisted resident with information on Owners Quick Reference Guide and 2022 garbage collection
- GHOA Board Members listing
- Removed Drainage Survey announcement from home page

CPHA

- Posted Potential Buyers Information under Announcements on the home page and in CPHA Document Center
- CPHA Annual Budget for 2022
- CPHA revised Annual Budget for 2022

Old Business:

- None

New Business:

- Accepted Nominations for Open Board Director Position
 - Louis Hughes
 - 3903 Duffer Rd
 - Tim Leesburg
 - 4405 Lost Ball Ct
 - Director position will be decided by general membership vote

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

Carl Scaggs 2607 Lost Ball - Thank You

Douglas Latham 3709 Divot Rd - Association By Law Concerns.

Joyce Rowe 2800 Duffer Rd -

Motion to adjourn made by Donald Robinson. Robert Schroeder 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