

Golf Hammock Owners' Association, Inc.

May 8, 2017

Board Meeting Minutes

Call to Order: President JP Fane brought the meeting to order at 7:01 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
J.P. Fane, President; 863-386-4809; jpfane@gmail.com	X	
Bob Schroeder, Vice President; 863-402-5486; bobs1501@outlook.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
George Kibe, Secretary; 863-402-8203; gwkibe@embarqmail.com	X	
Mark Walczak, ; 863-658-1658; markcsu@comcast.net	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratemail.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com		X
Linda Fisher, Director, 863-658-1389; linda@linakasales.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net		X

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 05/04/17. Signs posted at front /west entrances on 05/06/17.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Board Meeting of April 10, 2017, were given final approval by the Board.

Report of Officers:

President's Report (JP Fane)

No report at this time

Vice President's Report (Bob Schroeder)

No report at this time.

Treasurer's Report (Victor Divietro)

Golf Hammock Owners Association
April 2017

Checking			
Date	Description	Amount	Memo
3/31/2017	Beginning Balance	\$150,004.09	
4/3/2017	RUTHIE O'NEILL - BILL PYMT - 5BT9CWEH	(\$225.00)	Website
4/5/2017	Check 9610 - STATE OF FLORIDA	(\$61.25)	Annual Renewal - Corp
4/5/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - PB59PN2C	(\$1,101.00)	Lakes & Ponds
4/5/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 9BM9PN2C	(\$390.00)	Common Grounds - Mowing
4/6/2017	Deposit	\$3,600.00	Assessment Deposits
4/6/2017	Drop Off Deposit	\$3,475.00	Assessment Deposits
4/6/2017	Drop Off Deposit	\$400.00	Assessment Deposits
4/6/2017	Drop Off Deposit	\$3,475.00	Assessment Deposits
4/6/2017	Deposit	\$3,600.00	Assessment Deposits
4/6/2017	Drop Off Deposit	\$3,600.00	Assessment Deposits
4/6/2017	Drop Off Deposit	\$1,200.00	Assessment Deposits
4/18/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - 6B591N1F	(\$2,122.77)	Lakes & Ponds
4/19/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - EBD94WAN	(\$685.00)	Accounting
4/25/2017	GERMAINE SURVEYING INC. - BILL PYMT - 6BQ9NNU6	(\$350.00)	Common Grounds -Eagle Ct. Survey
4/25/2017	LERMA'S LANDSCAPING - BILL PYMT - HB59MNU6	(\$2,800.00)	Lakes & Ponds - Ditch
4/25/2017	LERMA'S LANDSCAPING - BILL PYMT - 6BK9MNU6	(\$600.00)	Common Grounds - Landscaping
4/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - 6B39WNU6	(\$23.91)	Fountain
4/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - PB39WNU6	(\$30.21)	West Entrance
4/25/2017	DUKE ENERGY FLORIDA - BILL PYMT - XB39WNU6	(\$687.10)	Lighting
4/25/2017	BOB SCHROEDER - BILL PYMT - 2BH9XNU6	(\$13.39)	Reimbursement - Postage
4/27/2017	Deposit	\$1,000.00	Assessment Deposits
4/27/2017	Deposit	\$3,600.00	Assessment Deposits
4/27/2017	Deposit	\$2,050.00	Assessment Deposits
4/27/2017	Deposit	\$200.00	Assessment Deposits
4/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - WBX9CWXP	(\$400.00)	Clubhouse Rent
4/30/2017	Ending Balance	\$166,714.46	
Savings			
3/31/2017	Beginning Balance	\$138,534.17	
4/30/2017	Credit Dividends	\$5.69	
4/30/2017	Ending Balance	\$138,539.86	

Secretary's Report (George Kibe)

Minutes to the April 10, 2017 General Board meeting and May 3, 2017 Special Board meeting were compiled, posted on the website, and distributed to Board members.

On a request from Board President JP Fane, I met with GHOA legal counsel, to discuss GHOA's ability and right to access platted drainage and utility easements within Golf Hammock, to perform activities in connection with Common Ground, Lakes and Ponds, and road maintenance. Legal counsel opinion is that GHOA has the right to access these easement in the performance of of our documented obligations.

Reminder that the terms for President JP Fane, Secretary George Kibe, and Website Chair Rose Cookman, expire in January. The Board is looking for anyone interested in serving the community as a Board Director to fill these three slot. To serve as a Board member a candidate must be a member of the Association (fee simple owner of title to any Lot in Golf Hammock). Interested parties should contact George Kibe at gwkibe@gmail.com

Committee Updates:

Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane)

Excavation Point is scheduled to perform repairs/replacement of the following culverts during the months of June and July:

1. Culvert Located at 1707 Divot Lane
2. Culvert Located at 2906 Waterwood Dr.
3. Culvert Located at 3101 Divot Rd
4. Culvert Located at 4234 Duffer Loop
5. Culvert Located at 4515 Duffer Loop
6. Culvert Located at 4613 Duffer Loop
7. Culvert Located at Bunker Dr. and Tennis Courts

8. Culvert Located at 3302 Cormorant Point Drive
9. Culvert Located at 4812 Duffer Loop
10. Eagle Court Bio Swale repair
11. Regrading and clean out of Mills Pond drainage ditches located in the area 4225 Duffer Loop, 4403 Duffer Loop, 1811 Sand Trap Court, 1819 Sand Trap Court, and 4811 Duffer Loop.

Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

It was brought to the attention of the Committee that a pine tree located on the recreational area of Cormorant Pond was dead. The dead pine tree was removed and at the same time three palm trees, located nearby, were trimmed and partially cleared of their entanglement with other trees.

The Common Ground lawncare agreement with Lawnmasters includes the mowing of a narrow strip of lawn that separates the wild growth of the Environmental Preserve from Dog Leg Drive. At the far south end of the Preserve, and over time, the Environmental Preserve became overgrown with trees and tall weeds, all encroaching onto the road. The trees at this location were recently trimmed, and had canopies lifted. One dead tree was removed. The debris collecting under the trees will be cleared and lawnmowing can begin. The wild growth of the Preserve will again set back from the road in this area.

Over the past month, Committee members Mark Walczak and Cindy Bowser continued to develop a scope of work for a monthly front entrance irrigation system maintenance program. Details and pricing are currently being negotiated for a maintenance agreement that meets all of the Board's desired results.

Working with Committee member John McAngus, and in conjunction with his son's construction company, a viable approach to restoring the deteriorating front entrance walls has been developed and a preliminary cost estimate has been prepared. After reviewing this information with the Board at the April meeting, a formal Request for Proposal (RFP) was developed and linked to the GHOA website. A public notice related to the RFP has been published for seven days in the Highlands News-Sun. The Committee is awaiting responses to the RFP, which are due by May 19.

Routine monthly lawn care and landscape maintenance continued without incident for

this reporting period.

Violations/Complaints (Chair: Bob Schroeder)

4 violations received that required letters (1 Dog, 3 Landscaping issues)

2 violations were given extended compliance time

0 violations closed

Lakes/Ponds (Chair: Nancy Beatty)

Sonar was put in Lake Clara and Elaine. Sonar is for bogmoss and cabomba takes up to three months to be effective. The ditch between Lake Clara and Elaine was been cleaned. Trees were trimmed and grasses pulled and sprayed. We need to keep up by spraying the grass or cutting around the culvert

Architecture (Chair: Linda Fisher)

Two (2) requests were submitted and approved. (1) installation of pool and screen cage and (1) repaint of exterior residence.

Activity Center, Clubhouse (Co-Chair: Linda Fisher; Co-Chair Wendy Hardy, 863-414-3727, gdhardy54@centurylink.net)

Continued support and usage of library including magazines by the community. Game nights on 2nd, 3rd & 4th Tuesdays are well attended approx. 10-20 residents. Every

Tuesday mornings approx. 4-12 mah jongg players, and every Friday mornings approx. 12-25 mah jongg players, Every Monday 8 residents play bridge and 8 residents play Thursdays mornings. Book club on 3rd Wednesdays approx. 10 residents. The GHOA and GPHA holds monthly meetings.

New Summer Hours for Activity Center/Clubhouse will begin May 1 through Sept. 30 to open at 8am closing at 1pm. Events will adjust to new time schedule and game nights are held as usual. A notice was posted. Schedule change is in accordance with Pro Shop for opening and closing procedures.

Activity Center seeking more suggestions or ideas for future activities to be offered for the community.

Communications, Newsletter (Chair: Michael Garey)

The electronic newsletter was sent on April 27 . A Hammock Falls resident complained that the Board is steering non-Hammock Falls residents to use the locked, out-going U.S. Mail, mailbox located at Hammock Falls. It was stated that at times there is no room for Hammock Falls resident's out-going mail because other are using the Locked box. George took an action to talk with the US Postal service to see what could be done about the situation.

Communications, Website (Chair: Rose Chupka Cookman)

April Website Report

Our webmaster (Ruthie) is currently working to archive older material on the website. In addition, she brought back the RFP page to add our latest request for proposal for the restoration of the entrance walls. Ruthie incorporated color images to our April newsletter so the newsletter will match the color scheme of our website. We had **12** new subscribers for the month. Removed **1** subscriber that moved; bringing our total to ***481 subscribers**. If you are interested in receiving the newsletter, updates to meeting minutes, or other pertinent information, please go to the home page of our website under the subscribe section. Type your email address and click the button to

register your email address.

Database/Directory (Chair: Marge Schindewolf)

One new resident for Cormorant Point: Donna J Mandeville.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

One home visit for April.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No new activity reported this month.

Old Business

- 1. Update on Sheriff traffic patrols.-** JP reported that the sheriff has started marked and unmarked patrols within Golf Hammock. Two commercial vehicles were stopped for speeding within the last week.
- 2. Culvert/ drainage ditch renovation plans for 2017-** See Common Grounds report.
- 3. Quarterly preventative maintenance and repair of irrigation systems revised scope of work.-** Mark presented a working agreement between Golf Hammock and DC Irrigation Inc. This agreement details a Quarterly Professional Maintenance Program that will:

1. Once a quarter do a complete walk through of the irrigation systems serving the lawns and planting beds at the east and west entrances to Golf Hammock. This includes irrigation along Hammock Road one both sides of both entrances, irrigation in the Vibernum beds along Lost Ball Drive to the end of the storage facility, irrigation along Golf Hammock Drive to Par Road, and along Par Road to the entrance to the Cormorant Point subdivision.
2. Adjusting watering days and start time to be Highlands County and/or Community compliant.
3. Setting the correct start time, watering run-time for each zone, and for the dry or wet season.
4. Checking and cleaning the main line water filter (if installed).
5. Testing each station to ensure that every sprinkler is working correctly.
6. Adjusting sprinkler spray patterns so that the lawn and planting beds are watered properly.
7. Clearing any blocked sprinkler nozzles.
8. Replacing any damaged spray nozzles (usually damaged from lawn mowers/weed wackers). Nozzles should be installed with cement blocks. Parts are an additional charge
9. Checking for leaks and dry spots in the lawn/beds. Parts are an additional charge.
10. Testing micro irrigation zones. Adjust or furnish replacement inserts for any that are missing, plugged, or malfunctioning. Parts are an additional charge.
11. Informing GHOA of any necessary, non-standard, repairs and their associated cost.

The quarterly rate for this activity is \$300(\$1200/year) (Based on two men and a truck for a minimum of 3 hours). DC irrigation also quoted two labor rates for performing repair visits outside the quarterly maintenance of \$75/hour (one man and truck) and \$90/hour two men and a truck).

Victor pointed out to Mark that this approach still didn't answer the Monthly question or what happens between quarterly visits. Mark stated that DC

irrigation would do the exact same work monthly for \$250/month (\$3000/year).

Victor also pointed out that the cost of \$300 for two men and 3 hours equated to \$100/hour and the quoted Labor rate for extra effort was \$90/hour for the same two men. Victor then questioned why we shouldn't just call them quarterly for the \$90 rate and save the \$30 difference. Victor's questioning was based on what value added is the maintenance agreement. George pointed out to Victor that the labor rate was for non routine repairs and that the \$300 quarterly rate was for a minimum of three hours but could be longer for no additional charge.

Bob questioned Mark on what the plan would be for monthly inspections if the board agreed to the quarterly maintenance plan. After some discussion it was decided that Mark would, with volunteer help, have the Common Grounds Committee run the system monthly and check for issues between DC irrigation visits. These monthly checks will be documented in the Common Grounds monthly reports.

Mark made a motion, seconded by Nancy, to engage DC irrigation in a quarterly Maintenance program. The vote passed with 5 Yes and 1 No (Victor).

New Business:

1. **Additional budget for tree trimming.** The unanticipated activities at Cormorant Pond and Dog Leg Drive (see Common Grounds report) consumed \$1500 of the \$2000 budgeted for this activity in 2017. The remaining \$500 is insufficient to accomplish the original budgeted activities (Front entrance and Golf Hammock Drive tree trimming). George made a motion, seconded by Victor, that \$1500 be added to the tree trimming budget from the Emergency use allowance budget item. The motion passed unanimously.
2. **Mills Pond Perimeter fence –** Mark reported that a 40' section of perimeter fencing on the north side of Mills Pond is down and that non-residents are using this to regularly access Mills Pond. Mark was tasked to provide a cost estimate for repairs at the next scheduled Board meeting.

Member Comments:

None.

Next Meeting:

The next General Board Meeting will be held on Monday, September 11, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

Adjourn: On a motion by Linda seconded by Victor the meeting was adjourned at – 7:50 pm.

Respectfully submitted,

George Kibe