

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING FINA MINUTES MONDAY, September 12, 2022  
GOLF HAMMOCK ACTIVITY CENTER  
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty.

**Board Directors Present:**

Nancy Beatty, John Waddell, Matt Nelson, Victoria Dale, Donald Robinson, Robert Schroeder,

**Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve May Minutes. Second by Donald Robinson.  
Motion approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Welcome to all that are attending this meeting. I hope you have enjoyed your summer with family and friends. It has been an interesting summer for our board members, we had a special meeting explaining why we will have a new law firm to represent GHOA. Shannon has been helping us with some issues.

Before I tell you what I have been doing. I want to thank all board member for helping me this summer.

I have received calls, many, many calls from Realtor, individual calls, about solicitors, burning of leaves, branches, bears, All calls were dealt with except bears.

The big elephant in the room of course is the rain, lots of rain last night is one example of the rain we have endured. Flooded streets, front yards, back yards, everywhere water. Believe me we are working on the problem which you will hear about later

I lead the process of hiring a new law firm.

Assisted drainage committee with summer projects.

Began review of GHOA approved Governing Documents and procedures with respect to change in local and state laws.

Reviewed complaint email by GHOA resident. Determined further investigation required.

Assisted violations/compliant committee in reviewing long term open/non-complaint violations.

Assisted treasurer in writing assessment information packet for distribution to GHOA Homeowners.

Assisted treasurer in managing of Delinquent assessments

Talked to Millie Anderson about have an activity in the activity center.

Talked to Patty McMahon about giving shots, flu, shingles, etc. to Golf Hammock residents.

**Vice President: Robert Schroeder**

- Assisted drainage committee with summer projects
- Assisted common grounds with irrigation system, repairs and tree cutting events
- Assisted Cormorant Point Violations Committee with troublesome homeowner
- Conducted community surveys to assist VC Committee
- Responded to 3 events requiring the need for "First Responders"
- Began review of the GHOA governing documents/procedures impacted by recent changes in laws governing homeowners associations
- Assisted in hiring new legal counsel for Golf Hammock Homeowners Association
- Assisted Treasurer in response to estoppel request.

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association			
Treasurer Report			
May 2022			
<b>ASSESSMENT SUMMARY</b>			
Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06
Amount Paid - January 2022 (Including Undeposited Funds)		\$	176,581.25
Amount Remaining - 01/31/2022		\$	124,624.81
Amount Paid - February 2022 (Including Undeposited Funds)		\$	44,150.00
Amount Remaining - 02/28/2022		\$	80,474.81
Amount Paid - March 2022 (Including Undeposited Funds)		\$	39,104.00
Amount Remaining - 03/31/2022		\$	41,370.81
Amount Paid - April 2022 (Including Corrections & Undeposited Funds)		\$	10,723.00
Amount Remaining - 04/30/2022		\$	30,647.81
Amount Paid - May 2022 (Including Corrections & Undeposited Funds)		\$	6,893.08
Amount Remaining - 05/31/2022		\$	23,754.73
<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	<b>Excluding Admin Charges</b>
(\$25.00)	2	\$ (50.00)	
(\$375.00)	1	\$ (375.00)	
\$375.00	24	\$ 9,000.00	
\$401.69	1	\$ 401.69	
\$403.73	1	\$ 403.73	
\$802.00	3	\$ 2,406.00	
\$802.10	1	\$ 802.10	
\$831.47	1	\$ 831.47	
\$845.76	1	\$ 845.76	
\$891.94	1	\$ 891.94	
\$914.59	1	\$ 914.59	
\$1,266.94	2	\$ 2,533.88	
\$1,268.08	3	\$ 3,804.24	
\$1,344.33	1	\$ 1,344.33	
<b>Totals</b>	<b>40</b>	<b>\$ 23,754.73</b>	<b>7.89% of 01/01/2022</b>
		<b>Excluding Admin Chg &amp; Finance Fees Billed in April</b>	<b>Balance Remains Unpaid</b>
<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>CHECKING ACCOUNT</b>			
<b>Beginning Balance</b>		<b>\$ 447,625.38</b>	
RUTHIE O'NEILL - BILL PYMT - SB3CSX14	31	(\$325.00)	Web Hosting
EXCAVATION POINT INC. - BILL PYMT - YB9CKXSU	29B	(\$625.00)	Asphalt Patching
RUTHIE O'NEILL - BILL PYMT - 3BTCWXSU	31	(\$168.00)	Reimbursement - Annual Website Fee
PELLA & ASSOCIATES P.A. - BILL PYMT - PBTKLYZ	25	(\$900.00)	Accounting - Monthly
AQUATIC WEED CONTROL, INC - BILL PYMT - 7BICYXSU	17	(\$1,101.00)	Common Grounds - Lakes & Canals
DUKE ENERGY-CAROLINAS - BILL PYMT - 2B6COXSU	21	(\$33.30)	West Entrance
DUKE ENERGY-CAROLINAS - BILL PYMT - LB5CMXSU	21	(\$51.78)	Fountain
DUKE ENERGY-CAROLINAS - BILL PYMT - 9B3CWXSU	21	(\$770.28)	Lighting
GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBZCLXSU	15B	(\$50.74)	Utilities - Activity Center
LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - MBMC2XQT	17D	(\$670.00)	Common Grounds - Mowing
DONALD ROBINSON - BILL PYMT - CBSCRXQT	23C	(\$79.43)	Reimbursement - Office Supplies
JOHN C. WADDELL - BILL PYMT - IBPC1XQT	23A	(\$37.30)	Reimbursement - Certified Postage
BOB SCHROEDER - BILL PYMT - CBTCMD9	23A	(\$23.20)	Reimbursement Postage
VICTORIA DALE - BILL PYMT - KBMCMY3	17C	(\$7.72)	Reimbursement - Fertilizer
BOB SCHROEDER - BILL PYMT - IBVCMY3	17C	(\$276.76)	Reimbursement - Mulch
GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - WBPCHXZY	15A	(\$700.00)	Activity Center - Rent
Deposit		\$7,219.94	
Deposit		\$900.00	
<b>Ending Balance</b>		<b>\$ 449,925.81</b>	
	Total Deposits	\$8,119.94	
	Total Payments	(\$5,819.51)	
	Net Change	\$2,300.43	
<b>SAVINGS ACCOUNT</b>			
<b>Beginning Balance</b>		<b>\$ 138,769.36</b>	
Credit Dividends		\$ 1.18	
<b>Ending Balance</b>		<b>\$ 138,770.54</b>	

Golf Hammock Owners Association					
Treasurer Report					
June 2022					
<b>ASSESSMENT SUMMARY</b>					
Total Assessments Due 01/01/2022 (Including Past Due & 2022)			\$	301,206.06	
Amount Paid - January 2022 (including Undeposited Funds)			\$	176,581.25	
Amount Remaining - 01/31/2022			\$	124,624.81	
Amount Paid - February 2022 (including Undeposited Funds)			\$	44,150.00	
Amount Remaining - 02/28/2022			\$	80,474.81	
Amount Paid - March 2022 (including Undeposited Funds)			\$	39,104.00	
Amount Remaining - 03/31/2022			\$	41,370.81	
Amount Paid - April 2022 (including Corrections & Undeposited Funds)			\$	10,723.00	
Amount Remaining - 04/30/2022			\$	30,647.81	
Amount Paid - May 2022 (including Corrections & Undeposited Funds)			\$	6,893.08	
Amount Remaining - 05/31/2022			\$	23,754.73	
Amount Paid - June 2022 (including Corrections & Undeposited Funds)			\$	5,285.02	
Amount Remaining - 06/30/2022			\$	18,469.71	
	<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>		<b>Excluding Admin Charges</b>
	(\$25.00)	2	\$ (50.00)		
	(\$375.00)	2	\$ (750.00)		
	\$375.00	19	\$ 7,125.00		
	\$401.69	1	\$ 401.69		
	\$403.73	1	\$ 403.73		
	\$720.76	1	\$ 720.76		
	\$802.00	3	\$ 2,406.00		
	\$802.10	1	\$ 802.10		
	\$831.47	1	\$ 831.47		
	\$891.94	1	\$ 891.94		
	\$914.59	1	\$ 914.59		
	\$969.33	1	\$ 969.33		
	\$1,266.94	1	\$ 1,266.94		
	\$1,268.08	2	\$ 2,536.16		
	<b>Totals</b>	<b>33</b>	<b>\$ 18,469.71</b>		<b>6.13% of 01/01/2022 Balance Remains Unpaid</b>
					<b>Excluding Admin Chg &amp; Finance Fees Billed in April</b>
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>	
<b>CHECKING ACCOUNT</b>					
6/1/2022	<b>Beginning Balance</b>		<b>\$ 449,925.81</b>		
6/1/2022	LERMA'S LANDSCAPING - BILL PYMT - YB7CDMYG	17B	(\$950.00)	Common Grounds - Monthly	
6/1/2022	BOB SCHROEDER - BILL PYMT - 7BRC9MYG	29A	(\$97.44)	Reimbursement - Irrigation Supplies	
6/6/2022	RUTHIE O'NEILL - BILL PYMT - IBVCYXUO	31	(\$325.00)	Web Hosting	
6/8/2022	REVELL SPREADER SERVICE TREE INC - BILL PYMT - CBQCZMAJ	29A	(\$5,400.00)	Trimming & Removal of Trees - Irrigation	
6/8/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - ZB1CJMAJ	15B	(\$80.38)	Utilities - Activity Center	
6/8/2022	DUKE ENERGY - BILL PYMT - SBSCTMQ8	21	(\$49.40)	Fountain	
6/8/2022	DUKE ENERGY - BILL PYMT - 6BNCAMS8	21	(\$765.46)	Lighting	
6/8/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - FB5C1MS8	17	(\$1,101.00)	Common Grounds - Lakes & Canals	
6/8/2022	DUKE ENERGY - BILL PYMT - MBACAMS8	21	(\$33.28)	West Entrance	
6/9/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - DBMCQLNM	25	(\$900.00)	Accounting - Monthly	
6/15/2022	BOGUS PRINTING, INC. - BILL PYMT - LBF8M9X	23D	(\$45.15)	Printing - Standing Rules Booklets	
6/15/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - JBWCHM9X	17D	(\$1,495.00)	Common Grounds - Mowing	
6/21/2022	ROBBINS NURSERY SOUTH - BILL PYMT - HBCCQMAW	17C	(\$534.01)	Plants & Flowers	
6/27/2022	CINDY BOWSER - BILL PYMT - YB3C2MKU	23B	(\$29.03)	Reimbursement - Printing Costs - Amendments	
6/27/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OBECCMWE	15A	(\$700.00)	Activity Center - Rent	
6/30/2022	Deposit		\$5,395.72		
6/30/2022	AUTO-OWNERS PREMIUM COLLECT- EFT - INS. PREM	20	(\$8,421.10)	Insurance Premiums - Ck#9632	
6/30/2022	<b>Ending Balance</b>		<b>\$ 434,395.28</b>		
		Total Deposits	\$5,395.72		
		Total Payments	(\$20,926.25)		
		Net Change	(\$15,530.53)		
<b>SAVINGS ACCOUNT</b>					
6/1/2022	<b>Beginning Balance</b>		<b>\$ 138,770.54</b>		
6/30/2022	Credit Dividends		\$ 1.14		
6/30/2022	<b>Ending Balance</b>		<b>\$ 138,771.68</b>		

Golf Hammock Owners Association					
Treasurer Report					
July 2022					
<b>ASSESSMENT SUMMARY</b>					
Total Assessments Due 01/01/2022 (Including Past Due & 2022)			\$	301,206.08	
Amount Paid - January 2022 (including Undeposited Funds)			\$	176,581.25	
Amount Remaining - 01/31/2022			\$	124,624.81	
Amount Paid - February 2022 (including Undeposited Funds)			\$	44,150.00	
Amount Remaining - 02/28/2022			\$	80,474.81	
Amount Paid - March 2022 (including Undeposited Funds)			\$	39,104.00	
Amount Remaining - 03/31/2022			\$	41,370.81	
Amount Paid - April 2022 (including Corrections & Undeposited Funds)			\$	10,723.00	
Amount Remaining - 04/30/2022			\$	30,647.81	
Amount Paid - May 2022 (including Corrections & Undeposited Funds)			\$	6,893.08	
Amount Remaining - 05/31/2022			\$	23,754.73	
Amount Paid - June 2022 (including Corrections & Undeposited Funds)			\$	5,285.02	
Amount Remaining - 06/30/2022			\$	18,469.71	
Amount Paid - July 2022 (including Corrections & Undeposited Funds)					
Amount Remaining - 07/31/2022					
<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	Excluding Admin Charges		
(\$25.00)	2	\$ (50.00)			
(\$375.00)	3	\$ (1,125.00)			
\$375.00	19	\$ 7,125.00			
\$401.69	1	\$ 401.69			
\$403.73	1	\$ 403.73			
\$720.76	1	\$ 720.76			
\$802.00	3	\$ 2,406.00			
\$802.10	1	\$ 802.10			
\$831.47	1	\$ 831.47			
\$891.94	1	\$ 891.94			
\$914.59	1	\$ 914.59			
\$969.33	1	\$ 969.33			
\$1,268.08	2	\$ 2,536.16			
<b>Totals</b>	<b>32</b>	<b>\$ 16,827.77</b>	5.59% of 01/01/2022 Balance Remains Unpaid		
		Excluding Admin Chg & Finance Fees Billed in April			
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>	
<b>CHECKING ACCOUNT</b>					
7/1/2022	Beginning Balance		\$ 434,395.28		
7/1/2022	RUTHIE O'NEILL - BILL PYMT - 1BIC7MAJ	31	(\$325.00)	Web Hosting	
7/5/2022	Return of Deposit Item Fee	14	(\$15.00)	Bank Charge	
7/5/2022	Returned Check 82073563		(\$375.00)	Deposited in Error - C. Adenauer	
7/11/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - 8B5C2XW8	25	(\$900.00)	Accounting - Monthly	
7/11/2022	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - JBVCZW43	17	(\$135.00)	Common Ground-Lakes & Canals-Fountain Repairs	
7/11/2022	BOB SCHROEDER - BILL PYMT - XBFC8W43	23A	(\$7.38)	Postage	
7/12/2022	DUKE ENERGY - BILL PYMT - ZBLC3W13	21	(\$33.32)	West Entrance	
7/12/2022	DUKE ENERGY - BILL PYMT - CBNC2W13	21	(\$55.81)	Fountain	
7/12/2022	DUKE ENERGY - BILL PYMT - UBMCDW13	21	(\$776.40)	Lighting	
7/12/2022	Deposit		\$375.00		
7/18/2022	Excavation Point - Check# 9633	29A	(\$80,122.00)	Drainage Project	
7/18/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - UB5CJW15	17D	(\$2,510.00)	Common Grounds - Mowing	
7/18/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - EBSCUWXF	17	(\$1,101.00)	Common Grounds - Lakes & Canals	
7/18/2022	CLARK PEST CONTROL - BILL PYMT - HBPCZW15	17E	(\$305.00)	Common Grounds - Pest Control	
7/18/2022	LERMA'S LANDSCAPING - BILL PYMT - IB2CZW15	17B	(\$1,300.00)	Common Grounds - Monthly - June & July	
7/18/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - ABKCOWXF	15B	(\$121.25)	Utilities - Activity Center	
7/26/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1B9CWM9T	15A	(\$700.00)	Activity Center - Rent	
7/26/2022	Deposit		\$1,684.78		
7/31/2022	Ending Balance		\$ 347,672.90		
		Total Deposits	\$2,059.78		
		Total Payments	(\$88,782.16)		
		Net Change	(\$86,722.38)		
<b>SAVINGS ACCOUNT</b>					
7/1/2022	Beginning Balance		\$ 138,771.68		
7/31/2022	Credit Dividends		\$ 1.18		
7/31/2022	Ending Balance		\$ 138,772.86		

Golf Hammock Owners Association			
Treasurer Report			
August 2022			
<b>ASSESSMENT SUMMARY</b>			
Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06
Amount Paid - January 2022 (including Undeposited Funds)		\$	176,581.25
Amount Remaining - 01/31/2022		\$	124,624.81
Amount Paid - February 2022 (including Undeposited Funds)		\$	44,150.00
Amount Remaining - 02/28/2022		\$	80,474.81
Amount Paid - March 2022 (including Undeposited Funds)		\$	39,104.00
Amount Remaining - 03/31/2022		\$	41,370.81
Amount Paid - April 2022 (including Corrections & Undeposited Funds)		\$	10,723.00
Amount Remaining - 04/30/2022		\$	30,647.81
Amount Paid - May 2022 (including Corrections & Undeposited Funds)		\$	6,893.08
Amount Remaining - 05/31/2022		\$	23,754.73
Amount Paid - June 2022 (including Corrections & Undeposited Funds)		\$	5,285.02
Amount Remaining - 06/30/2022		\$	18,469.71
Amount Paid - July 2022 (including Corrections & Undeposited Funds)		\$	1,641.94
Amount Remaining - 07/31/2022		\$	16,827.77
Amount Paid - August 2022 (including Corrections & Undeposited Funds)		\$	375.00
Amount Remaining - 08/31/2022		\$	17,202.77
<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	<b>Excluding Admin Charges</b>
(\$25.00)	2	\$ (50.00)	
(\$375.00)	1	\$ (375.00)	
\$375.00	18	\$ 6,750.00	
\$401.69	1	\$ 401.69	
\$403.73	1	\$ 403.73	
\$720.76	1	\$ 720.76	
\$802.00	3	\$ 2,406.00	
\$802.10	1	\$ 802.10	
\$831.47	1	\$ 831.47	
\$891.94	1	\$ 891.94	
\$914.59	1	\$ 914.59	
\$969.33	1	\$ 969.33	
\$1,268.08	2	\$ 2,536.16	
<b>Totals</b>	<b>31</b>	<b>\$ 17,202.77</b>	5.71% of 01/01/2022
		<b>Excluding Admin Chg &amp; Finance Fees Billed in April</b>	<b>Balance Remains Unpaid</b>
	<b>Budget</b>		
<b>Date</b>	<b>Description</b>	<b>Line#</b>	<b>Amount</b>
	<b>CHECKING ACCOUNT</b>		
8/1/2022	<b>Beginning Balance</b>		<b>\$ 347,672.90</b>
8/1/2022	DUKE ENERGY - BILL PYMT - UBKCIW7Y	21	(\$51.10) Fountain
8/1/2022	RUTHIE O'NEILL - BILL PYMT - 4B9CFWLA	31	(\$325.00) Web Hosting
8/1/2022	E MARK BREED III, P.A. - BILL PYMT - 5B1CLW7Y	24	(\$433.06) Legal Work
8/1/2022	DUKE ENERGY - BILL PYMT - TB6C8W7Y	21	(\$33.25) West Entrance
8/1/2022	DUKE ENERGY - BILL PYMT - KB7C7W7Y	21	(\$770.77) Lighting
8/9/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - YBJCAWY3	25	(\$900.00) Accounting - Monthly
8/22/2022	DONALD ROBINSON - BILL PYMT - LB7CPN8C	23C	(\$49.33) Office Supplies
8/22/2022	LERMA'S LANDSCAPING - BILL PYMT - HBZCWN8C	17B	(\$650.00) Common Grounds - Monthly - August
8/22/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - FB6CON8C	15B	(\$133.25) Utilities - Activity Center
8/22/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - 5BLCTN8C	17	(\$1,101.00) Common Grounds - Lakes & Canals
8/24/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - GB4CINN1	17D	(\$2,120.00) Common Grounds - Mowing
8/24/2022	BOB SCHROEDER - BILL PYMT - XBYC8NN1	23D	(\$27.28) Office Supplies - Books/Attorney
8/24/2022	ABSOLUTELY BEAUTIFUL - BILL PYMT - EBPCHNN1	29A	(\$700.00) Drainage Project
8/26/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - SB9CYWZ8	15A	(\$700.00) Activity Center - Rent
8/30/2022	Deposit		\$775.00
8/31/2022	<b>Ending Balance</b>		<b>\$ 340,453.86</b>
	Total Deposits		\$775.00
	Total Payments		(\$7,994.04)
	Net Change		(\$7,219.04)

<b>SAVINGS ACCOUNT</b>			
8/1/2022	<b>Beginning Balance</b>		<b>\$ 138,772.86</b>
8/31/2022	Credit Dividends		\$ 1.18
8/31/2022	<b>Ending Balance</b>		<b>\$ 138,774.04</b>

Treasurer John Wadell reported that we still have over \$17,000.00 past due not including late charges fees. We will be sending out letters again to property owners who are past due. The letter will state if they are not current in 30 days the GHOA will begin the lien process.

## **Committee Reports:**

### **Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Victoria Dale, Chair**

It's been a hot summer. Planted 14 blue haze and 6 xora. Also added 71 bags of bark mulch near the clubhouse. Irrigation has been maintained. Had tree's trimmed down Hammock Rd. Continue to maintain all the planting beds.

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

Lakes and ponds are full with all the rain. When things start to subside we will resume addressing issues.

### **Complaints and Violations – Robert Schroeder, Chair**

- Violations written - 15
- Violations closed - 3
- Violations open - 14 (2 from long term)
- Courtesy Letters issued - 9
- 2nd notices sent - 5

### **Roads and Drainage – Richard Smith, Chair**

The Roads and Drainage Committee met on June 22 to discuss progress related to some of the projects completed in the spring. They were:

1. Clearing of overgrowth in the east ditch began and will continue in future years until the entire length of the ditch has been cleared. We plan to also clear any obstructions to normal water flow as we continue to clear overgrowth.
2. Other projects completed that were described in my previous reports include the Northern portion of Dog Leg Drive, the corner of Cormorant Point Drive and Waterwood, and a small portion of the northwest side of Summertree. Each of these projects appear to have had the intended remedial effect.

Observations this summer of Lost Ball Drive have revealed ongoing drainage problems. In anticipation of this, the committee had previously recommended surveying of the area which was completed in late August. Based on the survey results, our engineer has recommended a series of projects that should greatly improve the drainage in that area. They are:

Install sock pipe around the corner of Lost Ball Drive and Pitching Wedge Way extending west to the catch basin near the corner of Dog Leg Drive and Pitching Wedge Way.

Install sock pipe around the corner of Lost Ball Drive and Dog Leg Drive extending west to the first catch basin on Dog Leg Drive. Install sock pipe along the east side of Lost Ball Drive to the catch basin in Ninth Tee Court.

## Architectural Review-Donald Robinson, Chair

1 Extended pool decking and concrete pathway	4410 Bunker Ct
2 small Fences	2912 Duffer Rd
1 Garden Shed and 1 Replace shingles	2803 Duffer Rd
June	
1 Garden Shed	2708 Par Rd
1 to install new landscaping	4113 Duffer Loop
1 solar panels	4213 Par Rd
July	
1 Screen Room	3310 Divot Rd
1 Fence installed	4308 Bunker Dr
1 Replace existing shingles	1600 Mulligan Rd
1 Generator, Hurricane Shutters, Painting Driveway.	3909 Mulligan Ct
August	
1 Hedge	4412 Pitching Way
1 Painting House	4703 Duffer Loop
1 Shingles to slate tiles	2501 Par Ln.
1 Solar Panels	3108 Divot Rd

Total approved: 20

## Data Base and Directories - Open, Chair

No Report.

## Activity Center and Special Events - Linda Fisher, Chair

No Report



## **Events - Linda Fisher, Chair**

No Report

## **Welcoming – Joyce Rowe**

Delivered 7 fliers and had 3 home visits.

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

No Report

## **Website – Ruthie**

### **Summer 2022 Report**

#### **Emails Received:**

New subscribers: 38

Contacted us: 36

#### **Shoutouts: 3**

- May 9, 2022 General Board Meeting Agenda
- July 4, 2022 Holiday Trash Schedule
- July 26, 2022 Special Meeting of the Board Agenda

#### **Website Postings:**

- GHOA April Final Meeting Minutes
- GHOA May Draft Meeting Minutes
- GHOA July Special Meeting Minutes (draft)
- GHOA Standing Rule Amendments
- CPHOA Monthly Meeting Minutes for April/May 2022
- Assisted a resident with information on Owners Quick Reference Guide and 2022 Garbage Calendar
- Regular monthly updates to website, calendar and announcements

#### **Old Business:**

None

#### **New Business:**

- Summer Music Extravaganza coming in Late October / Early November
- Use of the activity center for shot days
- Treasurer John Waddell presented a Payment Guideline to be sent in the future (attached at the end of the minutes)
  - John Waddell made a motion to implement new guidelines for paying annual assesments. Robert Schroeder second.
    - Discussion: Talked about a standard policy for when we put a lien on a property. These guidelines allow the board ability to start the lien process after these guidelines are followed. Also, there was a question of who is responsible for the legal fees. The legal fees will be added to the assessments.
    - Motion Passed Unanimously
- Vice President Robert Schroeder announced the board will be having a presentation by the engineers we have been consulting with on the drainage issues. All affected property

owners will be invited. The work completed on the swales was not as effective as hoped. Drainage committee is working with EPI and Polston engineering for alternate solutions.

- Board voted to remove John Mcangus from the GHOA Board.

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

Next Meeting will be Monday October 10, 2022

Motion to adjourn made by Robert Schroeder. Donald Robinson 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](http://www.ghoaonline.com)**

# (Payment Guidelines)

## Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive  
Sebring, Florida 33872

Homeowners:

In the past several years, the GHOA Treasurer and Board have incurred additional costs and man-hours to collect delinquent HOA assessments. As such, the GHOA Board is providing the attached guidelines for the collection of assessments, fines, and delinquent payments.

The attached guidelines clearly detail the homeowner's responsibilities for payment of HOA assessments and any penalties that may result from late payment. Please review them carefully.

To ensure your contact information and home status are accurate, please complete the information form provided and use the return envelope to send to the GHOA Treasurer.

**Remember, it is the homeowner's responsibility to provide updated information.**

Questions or concerns regarding this information should be directed to the GHOA Treasurer at email address – [ghoatreasurer@gmail.com](mailto:ghoatreasurer@gmail.com)

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President  
Golf Hammock Owners Association Board

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Treasurer  
Golf Hammock Owners Association Board

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Vice-President  
Golf Hammock Owners Association Board

# Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive  
Sebring, Florida 33872

## **PAYMENT GUIDELINES**

- During the month of January of the current year, each homeowner will receive a notice for the annual assessment; delinquent amounts and fines if applicable. The GHOA is not responsible for sending out reminders. The assessment notice is based on mailing address contact information on file with the GHOA. If contact information is incorrect, the homeowner is responsible to ensure the GHOA information is updated. On the reverse side of the assessment notice return slip are blanks to provide updated contact information. Late payment fees will be added to amount if incorrect mailing/contact information result in payment received after January 31<sup>st</sup> of the current year. The GHOA Board recommends each homeowner updates/verifies contact information annually to ensure the GHOA records are accurate.
- Payment of assessment(s) must be paid by check or money order, **no cash**. Payments made via the US Postal System (USPS) or the GHOA drop box inside the Community Center. If a payment is made by check and the check is returned for any reason, a \$25.00 processing fee will be charged to the homeowner. If the returned check results in the payment being received after January 31<sup>st</sup> of the current year, the applicable late fee(s) will be added to the assessment payment due.
- Partial payment(s) of assessment(s) due will only be accepted if previous arrangements have been made with the GHOA Treasurer. Partial payments received without prior arrangements will be returned in full to the homeowner. Return payments will be processed according to the date received which should include late fee payment if received later than January 31<sup>st</sup>.

## **PAYMENT SCHEDULE**

All assessment payments are due (received by GHOA) by January 31<sup>st</sup> of the current year.

## **DELINQUENT PAYMENTS**

Payment received after January 31<sup>st</sup> will be charged a \$25.00 late fee.

## **NOTE**

Unpaid assessment amounts not paid by the end of each quarter (Mar 31<sup>st</sup> – June 30<sup>th</sup> – September 30<sup>th</sup> – December 31<sup>st</sup>) will be charged interest at the rate of 9% annually.

# Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive  
Sebring, Florida 33872

## HOMEOWNER INFORMATION UPDATE FORM

### Section A

The property listed below is my current resident.

The property listed below is an investment property currently occupied by a tenant.

### Section B

#### Deed Holder Current Contact Information

Name of Deed Holder(s):

1.) \_\_\_\_\_

2.) \_\_\_\_\_

Golf Hammock Address of Deed Holder(s):

1.) \_\_\_\_\_

2.) \_\_\_\_\_

Local Phone or Cell Phone Number(s):

1.) \_\_\_\_\_ 2.) \_\_\_\_\_

Email Address(s):

1.) \_\_\_\_\_ 2.) \_\_\_\_\_

Other Mailing Address(s) (out of Golf Hammock or state):

1.) \_\_\_\_\_

2.) \_\_\_\_\_

Lot Number: \_\_\_\_\_ Home Purchase Date: \_\_\_\_\_

**All contact information is held in strict confidence and is used only to maintain GHOA records.**