

**Golf Hammock Owner's Association, INC**  
**October 8, 2018**  
**Board Meeting Minutes**  
**Approved: November 12, 2018**

**Call to Order:** Acting-President, Vice President Bob Schroeder 863-402-5486  
[bobs1501@outlook.com](mailto:bobs1501@outlook.com)

**Roll Call:** per special meeting prior to this monthly board meeting, 2 residents were voted to replace the current vacancies due to the resignations of George Kibe and John Huber -

Treasurer Roger Steuer 574-529-1899 [ghoatreasurer@gmail.com](mailto:ghoatreasurer@gmail.com)  
Secretary Deb Steuer 574-529-2718 [secretary.ghoa@gmail.com](mailto:secretary.ghoa@gmail.com)  
Director Linda Fisher 863-658-1389 [linda@linakasales.com](mailto:linda@linakasales.com)  
Director Mark Walczak 863-658-1658 [markcsu@comcast.net](mailto:markcsu@comcast.net)  
Director Nancy Beatty 863-382-6707 [nbeatty47@gmail.com](mailto:nbeatty47@gmail.com)  
Director Marge Schindewolf 863-386-4083 [margeschindewolf@comcast.net](mailto:margeschindewolf@comcast.net)  
Director: Diann Rose 407-353-3238 [divingrose100@gmail.com](mailto:divingrose100@gmail.com)  
Director: Larry Rose 407-353-3238 [divingrose100@gmail.com](mailto:divingrose100@gmail.com)

**Proof of Notice of Meeting:** Meeting notice/draft agenda posted in display case at activity center 10/04/2018. Meeting agenda posted on the website on 10/04/2018. Signage posted at front and west entrances on 10/04/2018

**Meeting Minutes:** The DRAFT minutes currently posted on the website for September 10, 2018 Rev D pending final board approval - Website will report accordingly. Vote: All approved.

**Report of Officers:**  
**Acting President's Report –**

- Continue review of MRTA and State Statue 720 with respect to the authority of the HOA. During the September business meeting, opinion(s) by legal counsel were referenced and entered into the official minutes. These opinion(s) implied the HOA was still in compliance with the MRTA but suggested the HOA pursue a plan of action to affirm the HOA's authority and posture. The Board contacted the HOA legal counsel and requested he begin to gather information, facts, documents and procedures details to achieve this goal. This action is underway with a goal of having an appropriate plan of action to initiate the re-affirmation of the HOA. Details of this plan will be provided to the association upon completion. No action will be taken until the association is advised/ included in the execution of the plan.
- Review circulating emails being passed to random HOA members. Since the comments have not been presented to the Board in an official manner, the Board can not officially address them. However, the

statements offered by the author can be refuted in most cases and simply dismissed in other cases. The Board requests that any HOA member that has concerns, with respect to these emails, bring them to the Board's attention for resolution.

- Met with EPI to plan the sequence of events needed to take approved methodology of drainage enhancements to Chip-It Way, Cormorant Point, Duffer Road extension.
- Requested survey of Cormorant's section of Cormorant Blvd (1<sup>st</sup> 150 yards) on both north and south sides. The survey will identify the right of way distance into the property lines. This will provide the EPI team the boundaries with respect to the swales needed to relieve drainage issues.
- Discussed with volunteers regarding the self-help work on the front entrance. Still waiting on cost estimate. Also need to create a plan to achieve a facelift.

**Vice President's Report** – Including in presidents report

**Treasurer's Report -2019 Budget** - Board member's and Committee chairs, were requested to prepare budgets for 2019 and be prepared to discuss them at the November 12, 2018 Board Meeting. The Board will finalize budget plans for 2019 at the November 12 Board meeting and will vote for the 2019 assessment fee at the December 10 Board meeting. To remind our Board member's to follow Golf Hammock Owners Association Procurement Policy if requesting new expenditure contracts.

**Secretary's Report** - Draft minutes were compiled and published for the September 10, 2018 board meeting. The completion of the text version of the newsletter which was compiled then

**Golf Hammock Owners Association  
September 2018 Bank Statement**

<b>Checking</b>		<b>Budget</b>		
<b>Date</b>	<b>Description</b>	<b>Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>9/1/2018</b>	<b>Beginning Balance</b>		<b>239,586.95</b>	
9/4/2018	DEBORAH STEUER - BILL PYMT - ZBSCN933	27	-3.96	Printer paper
9/4/2018	DEBORAH STEUER - BILL PYMT - MBWCT9P2	26	-30.00	Stamps new member letters
9/4/2018	BOB SCHROEDER - BILL PYMT - 4BOCU9P2	26	-28.28	Registered letters
9/4/2018	RUTHIE O'NEILL - BILL PYMT - GBYC8APK	46	-225.00	Website maintenance
9/4/2018	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 9BLCU933	16	-75.57	Activity Center - Utilities
9/4/2018	DUKE ENERGY FLORIDA - BILL PYMT - CBZCP933	24	-23.88	Fountain
9/4/2018	DUKE ENERGY FLORIDA - BILL PYMT - ZBJCT933	24	-31.21	West Entrance
9/4/2018	DUKE ENERGY FLORIDA - BILL PYMT - ZB6CQ933	24	-604.18	Lighting
9/5/2018	Deposit		75.00	Assessments & Estoppels
9/10/2018	EXCAVATION POINT, INC. - BILL PYMT - XBNCK995	33	-6,716.00	
9/13/2018	BOB SCHROEDER - BILL PYMT - 1BLCZ9UG	26	-6.70	Registered letters
9/13/2018	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - SBCCJ9UG	20	-2,650.00	Common Grounds - Mowing
9/19/2018	CLARK PEST CONTROL - BILL PYMT - GBPCW91I	21	-100.00	Common Pest
9/20/2018	MARK WALCZAK - BILL PYMT - PBHCD9XI	17	-92.28	Street posts & hardware
9/20/2018	PELLA & ASSOCIATES P.A. - BILL PYMT - LBECMAHT	30	-800.00	Accounting monthly
9/20/2018	AQUATIC WEED CONTROL, INC - BILL PYMT - QBUCR9XI	18	-1,101.00	Lakes & Ponds
9/24/2018	Deposit		225.00	Assessments & Estoppels
9/26/2018	Deposit		1,127.69	Assessments & Estoppels
9/26/2018	Deposit		265.00	Assessments & Estoppels
9/28/2018	JOHN K. MCCLURE P.A. - BILL PYMT - 1B2CC9EY	47	-777.50	June special meeting 6 ?'s
9/28/2018	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - UBFC59W9	16	-400.00	Activity Center - Rent
9/28/2018	LERMA'S LANDSCAPING - BILL PYMT - XBDCU9VK	19	-600.00	Common Landscaping
<b>9/30/2018</b>	<b>Ending Balance</b>		<b>\$227,014.08</b>	
<b>Savings</b>				
<b>9/1/2018</b>	<b>Beginning Balance</b>		<b>\$138,632.50</b>	
<b>9/30/2018</b>	Credit Dividends		\$5.70	
<b>9/30/2018</b>	<b>Ending Balance</b>		<b>\$138,638.20</b>	

sent to Ruthie to be format and published to the website. In conjunction with the newsletter publication and the launch of the new procedure of the Violations/Complaints form, many hours were devoted to getting that form formatted and up and running. Emails were sent to all board members notifying them of changes to the current form and the redesign based on formatting and submitting. The question arose for electronic submission regarding liability issues of data

breach were questioned due to requiring the information electronically. To avoid issue, the violation/complaint form is filled out online, saved to your personal computer and sent as a document to the website for review.

I met with the street captain chair, data base chair and welcoming committee. A new procedure was discussed regarding gathering accurate information for the data base. The chain of information will start with the street captain to data base, data base to treasurer and welcoming committee. Accountability is key getting the most accurate and current information of our residents.

Meet and Greet on October 6 was met with great success. Many board members from Cormorant Point and the GHOA were present to answer questions. Chad Danser, manager of the Golf Hammock Country Club was also present. This meet and greet was addressed to all new residents to come out and talk with the board as well as meet others within the community. Together, the GHOA and the GHCC were able to bring residents together. Together, we are planning to have future gathering early 2019 to involve all residents under the GHOA umbrella.

### **Community Report:**

We have been working with our current vegetable and fruit vendor. Due to some personal issues has not been able to come inside GHOA the few weeks. We feel that this area will need to be revisited and a new vendor located. Many residents did appreciate this service when available.

A Kids Golf Clinic and Lunch is also being sponsored by the Golf Hammock Golf/Country Club on Saturdays. This event will start in November instead of the previous dates mentioned. Afterwards, parents can bring the kids to the restaurant for a free hot dog and coke.

A Welcome Back Golf Hammock event, sponsored by the Golf Hammock Country Club/Bar and Grill is in the planning stages for November 9. The restaurant will be offering a sampling of their new menu items at no cost for the GHOA neighborhood and extended community. Drinks will be offered at your cost. More information will be available in the October/November newsletter and on the next door app. The restaurant is open daily for lunch/dinner.

The Golf Hammock Bar and Grill had a soft opening, Friday September 28 as a trial run prior to the scheduled, Monday, October 1 opening for dinner. Board members for GHOA and Cormorant Point were asked to attend with great success. New staffing, prep to presentation times were tweaked. Our attendance was appreciated by Chad and Sheri Danser as well as staffing at the GH Bar and Grill.

### **Website Report - (Information provided by Ruthie) –**

#### **October 2018 Website Report Covering Month of September 2018**

No. of page views: 1,210  
New Visitors month of September: 48.2%  
Return Users: 51.8%

**Subscribers**

New Subscribers: 14  
Total number of Subscribers: 505  
Total number of Inactive subscribers: 61  
Newsletter Stats (Sept/Oct 2018 Newsletter)  
Total number of opened emails: 84% (Up 10% from August)  
Total number of visitors that read monthly on Newsletter Web page: 85  
Total number of views: + 1,100  
Total number of website clicks: 105

**Committee Updates:**

**Common grounds, including road, culverts, drainage ditches:** talked about in acting President's report.

**Common grounds, including landscape, irrigate, trees, lighting/electrical, signs fences: Mark Walczak**

Regularly scheduled lawn care continued without incident during the month. Landscape maintenance of Common areas continued without incident also. Our landscape maintenance firm, Lerma's Landscaping, has been asked to remove the tree branches and debris left behind by individuals who trimmed our oak trees along Hammock Road. The Committee did a monthly check of our two front entrance irrigations systems.

Members Mark Walczak, Cindy Bowser, and Albert Smith have been working on options to consider for the upgrade of our front entrance, and these efforts will be reported under the old business agenda item at this meeting.

Traffic/road signs at the intersections of Par Road & Country Club Road and Par Road & Golf Hammock Drive had damaged sign poles replaced and signs cleaned and reset on the new poles. Signs were cleaned and reset on existing poles at the intersections of Sandwedge Way & Sandwedge Court and Par Road & Fairway Road.

**Violations/Complaints: Bob Schroeder-**

9-11-18 to 10-07-18	Written	Open	Closed
Landscape	0	1	1
Trailer/RV Parking	0	0	1
Dwelling Repairs	1	1	0

Review of procedures/issues with the following: trash cans, Duke Energy light poles, required maintenance of vacant lots

**Architectural Reviews: Roger Steuer-**

Approved Lot 125 Generator

Approved Lot PR016 Patio Screen Enclosure

**Lakes/Ponds: Nancy Beatty-**

Every lake and pond checked September 11th

Lake Judy aireator stopped after power outage, Crystal Fountains has been called, coming first week in October

**Activity Center: Linda Fisher-**

In month of September all activities continued and were well attended, including CPHA and GHOA meetings were held and monthly directory distribution. Game nights: 2nd, 3rd & 4th Tuesdays 7:00pm - 9:00pm. Mah Jongg 9:30am-12:30pm. Tuesday and Friday: Bridge players meet on Thursday 9:00am-12:00pm. Book Club on 3rd Wednesday 7:00pm-9:00pm. Craft Day at Golf Hammock on 1st and 3rd Thursday from 8:00am-6:00pm. Please contact Kathy Saleeba: [kathyk2@centurylink.net](mailto:kathyk2@centurylink.net) to reserve a table. Euchre group will begin again in November on 3rd Monday contact Judy Trier or by signup sheet in activity center. (October 22, will be the exception) Stop on by the new library, the library is open with a good supply of books for community to use - as always, Activity Center seeking more suggestions or ideas. Don't forget the Activity Center is available for private gatherings can be rented for small fee.

**Street Captains: Co-Chairs:**

Cindy Bowser - [clb1919@yahoo.com](mailto:clb1919@yahoo.com)  
Linda Schroeder - [lindasf170@yahoo.com](mailto:lindasf170@yahoo.com)

- Sept 1, 2018 - Meeting was held between the Chair and Co-chair to discuss:
  - Updating Street Captain Roster
  - Revision to Instructional handouts
  - Revision to "Welcome to Our Community" form
- September 12, 2108 - Cindy attended meeting involving street captains, data base, welcoming and secretary/communication committees to organize information and duties of each committee with a chain of communication outlined
- September 18, 2018 – Revised Street Captain roster was sent via email to all Street Captains
- Revised "Welcome to Our Community" forms were given out by hand to all Street Captains

**Data Base/Directory: Marge Schindewolf**

For the month of August we had 3 new residents for Cormorant Point:

- Dan Mundell
- Ted & Darlene Gryczewski
- Michael Hessel

For Golf Hammock we had 5 new residents:

- Linda Sbiegay
- Mike Maloy
- Stephen & Shirleen Russell

- Carlos & Katharina Moore
- Phyllis Mertes
- The directories will continue to be distributed each month (please check the website for dates & times)
- Any one changing their directory information need to email me at [margeschindewolf@comcast.net](mailto:margeschindewolf@comcast.net)

### **Welcoming: Joyce Rowe**

I had three (3) in home meetings, in September, Schramm on Mulligan Ct, Mills on Divot Rd, and Gillette on Par Rd

### **Old Business:**

- Per September 10, 2018 meeting: A motion by Mark, second by Bob – a upon email request from Judy Trier and fellow neighbors, to remove 2 palm trees and level the existing ground on Mulligan Court East. A discussion takes place; board members need more information about the cul-de-sac. A motion was made by Linda; second by Roger to table this above motion until more information is gathered for next meeting. A vote was taken, ALL approve, Motion carries
- A motion by Roger, second by Diann to take from the tabled motion above, vote taken, ALL approve.
- A motion by Linda, second by Nancy, remove leaning palm trees on Mulligan Court East, add a yard of dirt with the homeowners taking responsibility for that property including adding a flag pole with light per request of an email sent to the board not to exceed the cost of \$500, after a discussion regarding numerous leaning trees throughout the community to which will or will not be taken down or removed, a vote was taken, it was split: Bob, Diann, Larry, Marge, Linda and Nancy in favor; Deb, Mark, Roger against – motion carries (the email from the homeowner regarding this matter is included within these minutes) please note that “with light” was not mentioned in the email
- Mark would like to summarize the investigation of possible vendors to provide a design for the renovated/updated front entrance landscape. If there is any consensus among the Directors, I would then move to have some funding set aside in the 2019 budget. (Presentation documents are included within these minutes) Budget funding will be discussion at the November 2018 meeting. Roger and Bob have shared that they have a “self-help” plan to rebuild/facelift the front entrance walls, replace the lighting and top cap on the current walls. After a discussion of plan of action, organization of this meeting of self-help team will need to meet and discuss option moving forward. No motion at this time has taken place.

- Our Attorney David Schumacher has recommended that the GHOA begin the process of reviving the covenants and restrictions as detailed in part 3 of Chapter 720, Florida Statutes. We should be discussing if the Board wishes to accept this recommendation, and if so, meeting with the attorney to forecast a budget item for 2019 to make this happen.

**New Business:**

- Motion by Roger, second by Deb - Purchase computer projector and display screen under Emergency Funding at a cost not to exceed \$400.00 - after a brief discussion, vote was taken; ALL approved
- Motion by Bob, second by Diann – Purchase a portable microphone system under Emergency Funding at a cost not to exceed \$100.00 - after a brief discussion, vote was taken; ALL approved
- Motion by Mark, second by Linda – Cut down and remove 6 dead pine trees along Dog Leg and the environmental preserve under Emergency Funding at a cost not to exceed \$300 per tree - a discussion took place, as to whether the trees could just be cut and placed in the reserve as has been done in the past or spend a little more and have the total tree/debris removed from the area, the board was in favor of having the tree trunks and debris removed from the area as a better option as to help with drainage issues – vote was taken; ALL approved

**Member Comments:** No member comments

**Next Meeting:** Monday, November 12, 2018 workshop 6:30PM, meeting 7:00PM

**Adjourn:** Motion by Roger, second Diann, ALL Approved - Time 9:20PM



## **GHOA Board Meeting, October 8, 2018**

### **Front Landscape Discussion**

#### **1. Introduction**

- a. Contributing members to this discussion: Cindy Bowser and Albert Smith.**
  - b. When I joined the Board in 2015 and took on the job as Common Grounds Chair, I began noticing that the entrance landscape was showing signs of age. Walls and signs were faded/crumbling, electrical/lighting was old and unreliable, irrigation systems were in poor repair, and plantings were mature, and frequently under-performing. Over these past few years a number of plantings have died and have been removed without replacement leaving empty planting beds.**
  - c. Over the years, our members have demonstrated a continuous improvement process for their individual properties, and have invested into GHOA efforts to maintain our common grounds and improve our drainage and roads. It's time for our front entranceway to catch up with the rest of the community and convey a message of the modern, updated, and desirable community within.**
- 2. Objective – Create a front entrance that accurately represents the refreshed and renewed community within and keeps our properties competitive in today's marketplace.**
- 3. "How much does it cost?" Always among the first questions to arise.**
- a. This is not easily answered without having an agreed upon landscape design in place. Individual members of the community may hold a wide range of opinions. These likely range from 'OK as is, don't spend any money on it' to 'design ideas costing hundreds of thousands of dollars'.**
  - b. I spoke to a number of architectural landscape design firms and several agreed to take a preliminary look at our entrance**

landscape and offer some guidance in this regard. They referenced Google Maps Satellite views of our entrance and I also forwarded updated photographs to them. An investment of \$50-\$60K could have a noticeable impact on the above objective.

#### **4. How do you accomplish it?**

**a. A good design addresses not only plantings, but signage, lighting, hardscape, irrigation, soil condition, etc. It takes advantage of Golf Hammock's best characteristics to transform into the landscape's best appearance.**

#### **b. The Design & Build Process**

- i. Conceptual plan to consider options and alternatives, to move toward a consensus, and to visualize the design through drawings and photoshop - before and after illustrations.**
- ii. Construction Plans to fine tune the conceptual plan based on preliminary cost estimates, to create documents suitable for bidding, and to create documents suitable for construction by qualified contractors.**

**iii. Implementation Plans to decide who, how, and when.**

#### **5. Research & investigation**

**a. A. Gail Boorman Landscape Architects, LLC, out of Naples, FL, brings the perspective of a register landscape architect and General Landscape Contractor, providing a solid professional perspective and a wealth of experience in implementing landscape designs. For all of these reasons, they are also the most expensive. They are proposing a conceptual design fee of \$5K, and a construction plan fee of \$5K.**

- b. Dameron Designs, out of Spring Hill, FL (north of Tampa), focuses on horticulture and plantings to create a landscape design. It provides a solid professional perspective by a firm that is certified by the state of Florida in horticulture and landscape design. If the Board desires to preserve and restore the existing entrance walls, billboard, signage, and associated lighting, this focus might be a less cost approach. They are proposing a site analysis, conceptual plan, and master plan suitable for bidding for a fee of \$3,750.**
- c. Edgewood Landscape, out of Avon Park, are a landscape design and general contractor firm. They have a wealth of experience in commercial landscapes throughout central and west Florida. They are not credentialed quite like a and b above, but are local and have access to a registered architect for design work at an additional fee. For conceptual design and construction plans, they are proposing to provide these services without cost, if the plans are implemented by the customer.**
- d. I have also spoken to some local firms, Robbins Nursery, Sunshine Nursery, and Star Landscape Design Center. Each has some experience in implementing landscape changes, and will provide landscape design services at little or no cost. However, these design services would focus on the desires expressed by individual members of the community, rather than drawing from a broader professional portfolio of options and alternatives.**

## **6. Next Steps**

- a. Based on the way we operate as a HOA, progress toward this objective can only be achieved by allocating budget funds for this purpose.**
- b. Allocate funds in the 2019 budget:**

  - i. Conceptual plans, \$5,000**
  - ii. Multi year implementation, year one increment, \$10,000.**

**Mark Walczak**  
**Common Grounds Chairman**

**Judy Trier**

Sun, Sep 9,  
4:17 AM

to me

Deb, I hope this can get on the agenda for this month, if not please let me know.  
Thanks. Judy Trier, whoops, I mean Robert Trier

There are two remaining leaning palm trees that need attention in this common area. After the hurricane and the removal of the one palm that was blown over nothing has been done to this area. Neighbors moved dirt by ourselves to fill in the hole left by the palm that was removed and two residents continue the mowing that we have done for over 6 years at no cost to the Association. We would like the two trees removed and the ground leveled and we then would continue maintaining this property. We would like to, at no cost to the Association, put a flag pole in this area to fly an American flag.