

Golf Hammock Owners Association, Inc.
Meeting Minutes

April 3, 2013

Members present: Sandy Todd, Barb Akus, Millie Grime, Judy Trier, Shirley Kuznarik, Hardric McMillon, Sandi Kelley, Tom Senior

Absent: Jean Carlson

Meeting called to order at 7 pm by President, Sandy Todd

President Todd regretfully informed the Board that she had received the written resignation of John Stewart who was head of Lakes. She said that John had been a loyal board member for several years and served as the Architecture Committee head before taking over as Lakes Chairman.

President Todd has asked Judy Trier to fill John's tenure since Judy expressed an interest in being on the Board by running for an office and Ms. Trier has accepted.

Barb Akus moved that Judy Trier be appointed to the Board to fill the vacancy left by John Stewart's resignation. Tom Senior seconded. Passed unanimously.

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

The minutes were approved.

Entrance and Landscaping, Sandy Todd, clb1919@embarqmail.com, 385-4774

The roses and azaleas at the main entrance have all been fertilized and the roses cut back for the spring. Bids are currently being received for the completion of phase 2 at the West Entrance and further discussion will occur re: the extent of phase 2.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

The total income for March was \$5,104 which included assessments and late payment penalties of \$3,810, Newsletter ads of \$400, Clubhouse usage dues of \$210 (We have collected a total of \$1,785), clubhouse party fee of \$75, an anonymous clubhouse decoration donation of \$500 and interest of \$19. Total expenditures were \$14,548 which covered common grounds maintenance of \$5,901 (including \$3,839 for the perimeter fence work), newsletter expense of \$944, electricity of \$567, payment for new lights and poles of \$3,788, clubhouse rent and our share of utilities of \$440, legal fees of \$506, accounting fees of \$1,275, clubhouse supplies and decorations of \$734, income taxes of \$71 and Florida annual report filing fee of \$61 as well as administrative costs of \$261. Consequently, the total cash (including) savings at the beginning of March was \$290,477 and decreased to \$281,033 at the end of March since expenses exceeded income by \$9,444. We continue to work on collecting 2013 assessments and fines and are now down to 25 owners who are not current on their assessments. As noted last month, sometime in May, we will ask our lawyer to contact the owners who have still not paid, indicating that we will be placing a lien on their property to increase the likelihood that the Association will be paid.

Several of the 25 also owe for a prior year or years, so we already have liens on some properties.

Our accountant, Pella and Associates have given us their report of our financials for 2012 as well as our 2012 Federal Income tax return. As noted earlier, we paid \$71 in Federal Income taxes for 2012. Pella's review found some minor problems with the combined work of your old and new treasurer (all my problems) and their final figures for 2012 are a little different from the preliminary 2012 P&L and Balance Sheet numbers that I presented in January.

Common Grounds, Sandi Kelley, sjskelley@gmail.com, 314-0395

Griffin Fence added an additional row of fence to the bottom of 50 feet of the fence behind Mills Pond where there was about a 16 inch gap at the bottom. The cost was \$188.50. They did a wonderful job. The new fence behind Mills Pond also withstood any fire damage and remains intact. Glad we chose steel posts instead of wood.

Replaced light on flagpole in Cormorant Point. I was fortunate to have some engineering expertise from a person from the University of Florida in town to help on this job. He took the mount from the old light and adapted a new landscape light and solar panel to it. Cost was \$39.97 for the light kit and the labor was free. Thank you to Aaron Kelly for doing a great job.

Trimmed the trees in the circle of Mulligan Court East. My apologies to the residents on the court for not seeing the need for this sooner.

Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com

Approved a new hedge line to connect existing ones.

Lakes, Barb Akus, akusba@centurylink.net, 314-0255

I have just received the notes and reports from John Stewart, the last head of the Lake Committee. I will be getting in touch with Aquatic Weed Control to talk to them about their spraying schedule and the conditions of our lakes.

Clubhouse Co-ordinator, Barb Akus, akusba@centurylink.net, 314-0255

The Clubhouse is being used by several groups. It's wonderful to see this room utilized for so many purposes. We even had our first rental party last week. Everyone enjoyed the space and the people giving the party left the room "spotless."

I hope you can all appreciate the change in the appearance of the room. Our goal was to make it look more like a real club room. Nancy Senior helped me shop for the art. My husband, Stan, helped hang the pictures. Tom Senior was drafted to hang the curtain rods and Judy Trier came in and ironed them all (as well as adding a molly screw where needed.) We have one more curtain rod and curtain to go up. Thanks to you all for your help.

We are starting a lending library. Millie Anderson will be helping to run it. We would appreciate you dropping off any books in good condition to add to the "library."

The rug has been cleaned and the windows washed.

Violations and Complaints, Judy Trier, jrtrier@gmail.com, 260-242-0612

Only six complaints were received for the month of March. One complaint covered more than one item. Each complaint was handled with a letter and one with a personal visit to the home to register the complaint and to explain what needed to be done.

All complaints were of the usual variety:

Parking on the lawn 1

Unkempt homes 2

Boat on driveway 1

Dog barking or loose 1

Trailer in the yard 1

I have gone by each complaint address and have found most people are now compliant to our covenants or have given a schedule when they would be completed. One homeowner has written that the work needed will be done when her son is available to help. I did find three homes that still need a reminder to complete the cleanup. One still has a wooden pallet out by the shrubs and gas cans in the yard. The other home has no lawn or landscaping. Where there was to be decorative bark, you see the black underlayment showing. Also, there are several dead shrubs and piles of brush in several areas. This was not mentioned in the original complaint but I will write a letter and request they work on their yard. The third has not cleaned up the mildew and mold on the back of the house but has begun repair of the fence.

When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me, the quicker I can get to the offenders.

Thank you all for your cooperation.

Please send all future complaints or suggestions to Judy Trier at **jrtrier@gmail.com** or call 260-242-0612.

Secretary, Millie Grime, 471-99979, cnmgrime@embarqmail.com

I will speak about ads under new business.

Data Base/Directory, Jean Carlton, 502-727-6911, jnjcarlton@comcast.net

Pauline Price has been helping me update the data base. We went into the property search in the county records and matched everything we could. They did not provide phone numbers so we

were unable to verify that. Some had alternate addresses and some didn't so we verified what we could on that.

We have had a lot of trouble with the format of the mailing labels. All of a sudden the post office didn't want our original format the way it was. I spoke with the printers and they gave me a variety of ways to do the labels so I spent the month trying to get the mailing labels in the format that would work. Finally, the printer arranged it the way that satisfied the post office and all I have to do now is add or change as we go along.

We are planning on mailing the newsletter to alternate addresses April-Sept. However, not everyone who has an alternate address wants their mail sent to that address, so we need to figure out how to address that issue. Hopefully, people will read the newsletter online and won't need their newsletter sent to them.

Roads, Hardric McMillon, hrrcmillon@embarqmail.com, 382-9579

Tom Senior and I did a visual assessment of the roads and compared our findings to those completed by Excavation Point. Listed below is a repaving schedule for 2-3 years. These are prioritized in accordance with needs.

Roads:

- | | |
|-------------------|--|
| 1. Fairway Road | 6. Summertree (from Waterwood to Golf Have) |
| 2. Fairway Lane | 7. Country Club Road |
| 3. Fairway Circle | 8. Sugar Pine (Golf Haven to Golf Haven) |
| 4. Bogey Blvd. | 9. Golf Hammock Circle |
| 5. Waterwood | 10. Golf Haven Terrace (Waterwood to Sugar Pine) |

I've sent out request for bids to four companies.

Remember:

- 1. Progress Energy will install a street light in front of your for a monthly fee.**

2. Report street light outages to Progress Energy by calling 1-800-228-8485.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch 471-3737, tbroksch@embarqmail.com

There was one visitation this month.

Neighborhood Watch Russ Danser 401-7288 phoenenu@aol.com

Reminders:

1. Keep garage and golf doors closed especially if you are not at home.
2. Keep bushes low around your home.
3. Turn on outside lights at night. A LIGHTED AREA IS A GREAT DETERENT TO CRIME.
4. Keep an eye on your neighbor's property and ask them to keep an eye on yours.

Old Business

Millie Grime, secretary, reported that the GHOA website is up and running. People may log in at www.ghoonline.com to view what has been developed. Ruthie O'Neill, webmaster, is continuing to work on other aspects (such as being able to access it by phone). If people have trouble getting on line, they should contact Ruthie at webmasterghoonline@gmail.com.

Sandi Kelley gave a report on the Share the Roads signs. She has contacted the sheriff's department, the county engineer, Wells Insurance, Mark Breed, the Board's lawyer, and a past GH president of the Board concerning putting up these signs. There are many facets to this kind of signage which will be presented at a later meeting.

Sandi also reported on inspecting the common ground area on the banks of Lake Marlene in CP. We will not be spraying Lake Marlene common ground banks.

Sandi proposed that the Board approve the spraying of the northern fence line behind Mills Pond only on an “as needed basis”. Barb Akus moved that the northern fence line behind Mills Pond be sprayed only on an “as needed “basis. Hardric McMillon seconded. Passed unanimously.

New Business

Millie Grime, secretary, discussed the need for standardizing the pricing of inserts that go into the newsletter. (To date, the ads that are in the newsletter itself provide \$150 per month in revenue.) Inserts in black and white, one sided cost the advertiser \$200 and Custom Printing does the printing. Tom Senior, treasurer, is working to develop the cost of other types of inserts that could be put in the newsletter and the cost of putting an ad on the front.

Sandi Kelley spoke about the need to replace approximately 200 feet of a different section of fence that received damage from the fire. She said she would do some further inspection of the fence in the coming days. There is a section that is lying on the ground. Joe Rey who lives on Putter Ct. and owns the lot where the fence is down, agreed to make some temporary fixes to get it up off the ground as the fence company cannot replace it until mid April. A resident pointed out that more fencing is down along the back of Duffer Road. Sandi will check out the area.

Sandi also received a call about a gate in the west fence line of Golf Hammock needing repair. She will investigate the gates on the west fence line and will bring the Board further information

Neighbors attending: Lesa Morey, Valerie Brown, Phyllis Hargrave, Clive Kelley, Joyce Rowe, Fred Heyeck, Nancy Senior, Pedro Montanez

Comments:

One resident publically thanked the West Sebring Fire Department, the Desoto Fire Department, and the State Forestry Department for the wonderful job they did in saving GH homes behind Mills Pond and on down to Duffer Road. It was noted that GH resident, Adele Pendleton, had organized a group of people who made goodies for the West Sebring Fire Department and had taken five bags of delicious treats to the firehouse the Saturday before Easter. The secretary was asked to write a formal letter of thanks.

Another resident asked that more speed tables be put in and that reflective paint be put where paint is now so that drivers at night can better see that there is a speed table ahead. She also asked that yellow stripes be put where golf carts cross the road.

She also pointed out that there are severe drop offs along the edges of some curves. Hardric McMillon said that when new paving is completed the paving company will address this.

The speaker also asked that the Board look into removing Spanish Moss from trees on common ground.

Barb Akus moved that the meeting be adjourned. Sandi Kelley seconded. Passed unanimously.

Meeting adjourned at 8 pm

Millie Grime, Secretary

Workshop, Tuesday, May 7, 4:00 P.M. Clubhouse

General Meeting, Wednesday, May 8, 7:00 P.M. Clubhouse

IMPORTANT

PLEASE WEAR REFLECTIVE CLOTHING OR CARRY A LIGHT WHEN WALKING OR RIDING IN THE DARK. IT IS DIFFICULT TO SEE PEDESTRIANS AND BIKERS ON A DARK MORNING OR EVENING.

NEW DIRECTORY INFORMATION NEEDED

We are gearing up for the 2014 Directory. Jean will be e-mailing everyone in GH who has an e-mail address with their directory information. You can reply with any changes or additions you wish to make. Please do not assume it is correct and do nothing. Please reply to her e-mail and let her know if the information is correct or not. If you don't have an e-mail address, you may drop off your information at her home (4336 Duffer Loop). If you have an alternate address, please let Jean know that also.

GOLF HAMMOCK WEBSITE

Our Golf Hammock Website is up and running. Please go online and enter www.ghoonline.com and take a look at what has been created. Ruthie O'Neill, our webmaster, has worked very hard to create a beautiful and informative website where people can get information about Golf Hammock and the surrounding area. You also will be able to read April's newsletter there. If you experience any problems please contact her at webmasterghoonline@gmail.com and she will be glad to give you assistance. Her phone number is **267-885-4043**. You can also use her alternate email address is: roneill878@gmail.com.