

Golf Hammock Owners' Association, Inc.
January 21, 2017
Board Meeting Minutes

(THESE MINUTES WERE GIVEN FINAL APPROVAL BY THE BOARD AT THE FEBRUARY 13, 2017 MEETING.)

Call to Order: President George Kibe brought the meeting to order at 3:27 pm.

Roll Call:

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

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 01/10/17. Signs posted at entrances on 01/18/17

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Meeting of December 12, 2016 will be considered by the Board for final approval at the February 13, 2017 General Board meeting.

Treasurer's Report

Golf Hammock Owners Association
December 2016

Note: Payment to Excavation Point Inc. for Duffer Road culvert replacement was made in two transactions as the maximum daily allowable on line transaction to any vendor is \$20,000. The total for the project was \$36,500.00. The bill to Mark Breed was for office consultation, email review and legal review of statutes regarding Covenants and Restrictions on vacant lots and Real Estate owned / sold by the Association.

Checking				
Date	Check	Description	Amount	Memo
11/30/2016		Beginning Balance	\$107,275.42	
12/1/2016		RUTHIE O'NEILL - BILL PYMT - MB29QX13	(\$225.00)	Website
12/7/2016		AQUATIC WEED CONTROL, INC - BILL PYMT - GBE95XOU LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - CBG9GX1T	(\$1,101.00)	Lakes & Ponds
12/9/2016			(\$580.00)	Common Grounds - Mowing
12/19/2016		PELLA & ASSOCIATES P.A. - BILL PYMT - QB49OXUZ	(\$685.00)	CPA / Accounting

12/22/2016	MARK WALCZAK - BILL PYMT - 7BW98MYR	(\$27.25)	Reimbursement - Office Supplies
12/22/2016	JOYCE ROWE - BILL PYMT - UBJ9JMYR	(\$21.51)	Reimbursement - Copies
12/23/2016	LERMA'S LANDSCAPING - BILL PYMT - RBR9KM32	(\$600.00)	Common Grounds - Landscaping
12/23/2016	THE CUTTING EDGE LLC - BILL PYMT - LBM9KM32	(\$850.00)	Common Grounds - Tree Trimming
12/23/2016	EXCAVATION POINT, INC. - BILL PYMT - UBH9MM32	(\$16,500.00)	Culvert - Duffer Road
12/23/2016	EXCAVATION POINT, INC. - BILL PYMT - CBL9YM32	(\$1,218.00)	Grate - Divot Lane
12/23/2016	E MARK BREED III, P.A. - BILL PYMT - YB39YM32	(\$437.50)	Attorney - Deed Restriction Review
12/27/2016	EXCAVATION POINT, INC. - BILL PYMT - 3B79PMKD	(\$20,000.00)	Culvert - Duffer Road
12/28/2016	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - VBT94XIX	(\$400.00)	Clubhouse Rent
12/31/2016	Ending Balance	\$64,630.16	
Savings			
11/30/2016	Beginning Balance	\$138,511.23	
12/31/2016	Credit Dividends	\$5.87	
12/31/2016	Ending Balance	\$138,517.10	

Old Business:

Old business postponed until the February Board Meeting.

New Business:

Election of Officers for 2017

On a motion by Bob, seconded by JP, the election for **President: George Kibe**, was approved unanimously.

On a motion by Victor, seconded by Linda, the election for **Vice President: J.P. Fane**, was approved unanimously.

On a motion by JP, seconded by Nancy, the election for **Treasurer: Victor Divietro**, was approved unanimously.

Regarding **Secretary**, we did not have any Board member present at the meeting and interested in filling the Board Secretary position. The Secretary position must be filled to meet our requirements under the Bylaws. It is not necessary to be a Board member to fill this position. Victor stated that should there be an interested member willing to do the work as Secretary, but reluctant to carry the title, he would agree to take the dual title as Secretary/Treasurer.

This matter will be revisited at the February General Board meeting.

Committee Chair Appointments for 2017

J.P. Fane

Chair, Common Grounds - Roads, Culverts, Drainage Ditches

Mark Walczak

Chair, Common Ground – Landscape, Irrigate, Trees, Lighting/Electrical, Signs, Fences

George Kibe

Chair, Common Ground – Vacant Lots, Environmental Preserve

Bob Schroeder

Chair, Violations/Complaints

Linda Fisher

Chair, Architectural Reviews

Nancy Beatty

Chair, Lakes/Ponds

Linda Fisher

Chair, Clubhouse/Activity Center

Open

Chair, Communications – Newsletter

Rose Cookman

Chair, Communications – Website

Joyce Rowe

Chair, Welcoming

Linda Schroeder

Cindy Bowser

Co-Chairs, Street Captain

Marge Schindewolf

Chair, Database/Directory

General Board Meeting Schedule for 2017

The Board agreed to continue meeting on the second Monday of the month at 7:00 pm. The pre-meeting workshop will continue as needed, starting at 6:30 pm. Unless some special need arises, the Board will not meet during the summer months, June, July, and August.

Next Meeting

The next General Board meeting will occur on February 13, 2017, starting at 7:00 pm. Workshop at 6:30 pm.

Adjourn: On a motion by JP, seconded by Bob, the meeting was adjourned at 3:45 pm.


Respectfully submitted,
Mark Walczak, Secretary