

**Golf Hammock Homeowners' Association**  
**Annual Meeting**  
**January 25, 2014**

Meeting called to order at 2 PM by President, Sandy Todd

**General comments:** The president asked that all who wished to speak during Homeowner's Comments make sure that they are signed up on the list in the foyer. They will be able to speak for three minutes per Florida Statute 720. A sergeant-at-arms has been appointed to assist in appropriate member conduct.

**Proof of Notice of Meeting:** Notice of the annual meeting was mailed out by December Dec. 24, 2013 in compliance with the Bylaws of giving notice 10-30 days prior to the meeting. Notice was published in the November and December newsletters. Verification of quorum was made by Millie Grime, secretary. (30% of membership required for quorum per Florida Statute 720).

Members present: Sandy Todd, Barb Akus, Millie Grime, Tom Senior, Shirley Kuznarik, Connie Wilhite, John McAngus, Hardric McMillon, Judy Trier.

Absent: None

- **Introduction of Nominees:** President Todd introduced the nominees. Gail Cushing could not attend the meeting.
- **Nomination from the floor:** There were no nominations from the floor.
- **Nominations closed, Collection of ballots.**

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

There were no corrections or additions to the January 9, 2013 annual meeting. Barb Akus moved that the minutes be approved. Seconded by Connie Wilhite. Passed unanimously.

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

- The Association's fiscal year ended on December 31, at which time revenue for 2013 totaled \$126,529. This was \$15,979 higher than budgeted due to better than anticipated collection of current year assessments, as well as late payment penalties, finance charge, and fees, clubhouse dues and use fees, reimbursements for legal expenses and advertisement income for ads in our newsletter, directory and on our website.
- Total Operating and Maintenance expense came to \$80,277 for the year. This was less than \$1,000 more than budgeted due to slightly larger than projected expenses for landscaping services and also a little higher than projected administrative expenses.

Operating and Maintenance expense consisted of \$40,090 to maintain the lakes and common grounds and \$40,187 in administrative expense for insurance, street lighting, newsletter costs, accounting fees, clubhouse rent and supplies and legal work.

- Net Operating Income which is Total Revenue less Operating and Maintenance expense was \$45,939. The Net Operating Income was used to cover a little more than half of the cost of paving, drainage and erosion repair, emergency culvert repair and rumble strips all of which in total amounted to \$90,820. Also, \$6,443 was the year's cost relative to the continued improvement to our front entrances. We also replaced some perimeter fencing and then had to repair some of this work to remedy fire damage to the fencing at a total cost to us of \$5,939. Finally, we had six new light poles and lights installed to improve the visibility within our community which cost us \$3,788. Net cash from all operations at the end of the year, which Total Revenue less Total Expenditures was a negative \$54,799. As a result, cash on hand decreased to \$135,699 as of December 31, 2013.

### **Board Member Reports:**

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

- December was a quiet month for violations. I received calls concerning private/estate sales and one call concerning garbage attracting vultures. I called the homeowner with the garbage problem and they were at a store buying a new garbage can so that the problem is solved. We will be working on a new standing rule at next month's meeting to clarify a restriction on garage sales and estate sales. Over the past year we have handled over 80 violation problems. All have received a letter or a call. Most people comply with the request in the letter but we are still working on a few problems.
- We live in a deed restricted community and it is to everyone's benefit to keep their homes and property in line with the covenants. We, Board members, will continue to work in the upcoming year to keep this one of the premier neighborhoods in Sebring. Your help is needed by keeping your lawns mowed and trimmed, your landscaping trimmed and weeded and your fences in good repair. If you have any questions concerning the Covenants and Restrictions, please give me a call.
- Everyone received an Owners Quick Reference Guide a few months ago and this explains most of the restrictions that people question frequently. When calling or writing about a complaint, please give me the street name and house number. The more information you can give me, the quicker I can solve the problem. Thank you for your cooperation. Please send complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

***Data Base/Directory, Connie Wilhite, 863-658-1854wilhite1530@comcast.net***

- The 2014/2015 Directory is printed and being distributed this month. These are being personally handed out by a team of volunteers. We have been updating the data base with information on new residents as well as correcting or adding information on existing residences. Any information or corrections to the database should be e-mailed to Connie Wilhite at Wilhite1530@comcast.net. It is appreciated if any information is either e-mailed or dropped off so I have documentation to keep on file for the database. All assistance is appreciated.

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

- Nine copies of the newsletter have been printed this year. 138 people have opted to continue to receive the hard copy. The Board is hoping that the other residents of GH are checking out the newsletter on line. Ruthie O'Neill, our webmaster, built a wonderful website that went online in May. Since that time she has updated it to make it easier to access either by computer or cellphone.
- Several people have taken advantage of the GHOABay feature of the website and put articles up for sale.
- The Board purchased several professionally made signs for both entrances.
- The Board also purchased a display board on which all pertinent information is posted each month. Information is also posted inside the clubhouse and on the bulletin board just outside the door on the restaurant side.
- Two boxes were hung on the driving range side of the building. One box holds extra newsletters. The other box provided a place to put proxies.
- A special thank you to Trish Broksch, Ellyn Scholl-Losse, Dee Bilowith, and Sis Kintz for working at the tables to sign people in for the annual meeting.
- A very special thank you to Pauline Price who collected, counted, and checked lot owners' names on all proxies. Her help was invaluable.
- Thanks to Lois Worthington, Pauline Price, Sandy Todd, and Tom Senior who collected the proxies from the different mailboxes when I was unable to.

***Common Grounds, John McAngus, 440-935-4708, johnmcangus@yahoo.com***

- The installations and repair of the northern border fence line along Mills Pond was completed
- A portion along the lot west of Mills Pond and 15 feet into the neighboring lot had to be cleared and replaced as well.
- Received a call to look at a light on a flagpole on Waterwood.
- Griffin Fence added an additional row of fence to the bottom of 50 feet of the fence behind Mills Pond where there was a 16 inch gap at the bottom. The new fence behind Mills Pond withstood any fire damage and remains intact due to the steel posts that were put in place.
- Replaced light on flagpole on Waterwood Way in Cormorant Point.
- Inspected the common ground area at the banks of Lake Marlene in CP. Spoke with Excavation Point. The culvert is in disrepair.
- Consulted with Hardric McMillon who is in charge of roads. Repair work to culvert and bank in CP was completed.
- Inspected 90% of the fence line to determine fire damage. Six lots were seriously affected by the fire. Approximately 660 linear feet needs to be replaced or repaired. Contacted Griffin Fence who agreed to do the work.
- A gate at the northwest corner of the fence line is being opened and used by non-residents and all terrain vehicles. There is a utility easement along the west side of GH and a gate at the corner for Progress Energy to maintain their power lines. Spoke with the resident who owns the property and he said he would gladly lock and manage the gate.

I came on board in October, 2013. In November, I contacted Cutting Edge about cutting down a tree that was blocking a drainage ditch. The tree was cut down.

Was called to look at the island in Cormorant Point Pond. Resident wanted the Board to maintain the island by cutting down brush and trees.

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

- This past year homeowners of Golf Hammock were busy.
- Addition to home, patio, pool and screen enclosure, patio with screen enclosure, 4 swimming pools, 3 sheds, 3 solar systems to heat swimming pools, 5 new fences, 1 fence to enclose a new propane tank, 1 addition to an existing fence, 1 wrought iron security entry way, 6 homes were painted, 1 pergola extended walkway.

***Roads, Hardric McMillon, 382-9579, hrmmillon@embarqmail.com***

**Listed below are the accomplishments for the year 2013:**

- Several street lights were installed throughout the development to provide light and enhance the safety of pedestrians.
- Several faded and rusted street signs and posts were replaced.
- Culverts at the following locations were replaced: Summertree Drive (front of 2906), Sugar Pine Circle, Dog Leg.
- The following roads were paved: Fairway Road, Fairway Lane, Fairway Circle, Waterwood Drive, Summertree (Waterwood to Golf Haven), Boguey Blvd.
- The West Entrance was widened.
- Some edges along golf Hammock Drive and Mulligan were filled in.

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

**Lakes:**

- We have had a pretty good year with our lakes. The heavy summer rains caused some problems mainly retention of water in our swales, but that is what they are meant for. When the ground water is so high, run off areas such as the park and Lake Jackson are filled to capacity. All we can do is wait. Once all the water levels go down our swales also empty. The summer rains did fill up our lakes and they have pretty much been holding their levels. We did have a problem on a couple of the lakes with a weed called Bladderwort, but after a few treatments that has just about totally disappeared. Aquatic Weed Control continues to spray monthly and they make extra trips if we do sight any problems.

- Thanks to all who did help clear the dead Bladderwort from Lake Elaine when it was at its peak. We just have to hope for more rain (only at night, of course) to keep our lake levels where they are.

### ***GHOA Clubhouse Committee***

- The Clubhouse continues to be active with lots of Mah Jongg players and a few Bridge players. It is time for the annual dues to be paid and thankfully someone from the Mahj group is collecting that.
- The library still continues to be active; many of our residents have expressed “loving a place nearby to get some great reading material.”
- Thanks to a bunch of women from the Mahj group who made the Clubhouse look very festive at Christmas time with a tree and other donated decorations around the room.
- The Clubhouse is still available for parties at a very reasonable price.

### ***Entrances/Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com***

- Lerma’s Landscaping crew served us well in 2013 and plan to continue serving us at the same rate for 2014. Since many changes have occurred in plantings at the West Entrance, they have assumed caring for all plantings at both entrances.
- Phase 2 of the West Entrance enhancement bid went to Cutting Edge with Charles Lindsay (who put in our new pump at the West Entrance). We also put in the irrigation along Lost Ball Drive. Wax Myrtle trees were taken out and 200 Dwarf Viburnum were planted. At the same time, the overhanging Oak Trees were trimmed. A top dressing of mulch was put on the flower beds at the Front Entrance.

### **Undeveloped Lots Year End Report**

- A letter was sent in the spring and summer to alert the undeveloped lot owners that it was time to cut their lot. The response, in general, was excellent; but as is the case a few (very few) did not comply. Consequently, a letter was sent to all undeveloped lot owners informing them of the new **Standing Rule** passed by the GHOA Board on September 5, 2013. It states “*undeveloped lots should be mowed as follows: 1 in the spring, 2 in the summer and 1 in the fall (4 times a year).*” The consequence of violating this rule is spelled out in **Article XXII, Section 4** or found on the last page of the new green booklet everyone received in the September newsletter.

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

- Total numbers visited for the year: January (3), February (2), March (1), April (3), May (4), September (3), October (4), November (2). Total: 22 This is the total visited. We are sure there are more new residents, but they are either unknown to us or did not return their information as requested. All those that we visited were very glad to have us visit. We look forward to continuing meeting our new neighbors in 2014.

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

- This past year has been a fairly active year, as it related to theft within Golf Hammock. Several golf cart chargers were stolen from the golf course maintenance area and more than one home was broken into over the past year. Vandalism was a problem for some of our homeowners during this past holiday season and litter along the drive is increasing.
- Although an annual meeting with the Highlands County Sheriff's Department was recently held, few homeowners attended. One can only hope that everyone is making an effort to carefully observe what is going on around their neighborhood during both day and night and taking the necessary action to help reduce the number of problems we have seen in the past.
- Reducing crime in our area is everyone's responsibility. Watching out for one another and reporting any illegal activity is something that we as residents owe ourselves and our neighbors. The sheriff's department can't stop crime in Golf Hammock without our help.
- Over the next year, let's work a little harder to do what is necessary to reduce crime in our community and insure that GH remains a safe and enjoyable place to live.
- Thank you for your continued assistance and support.

**New board members introduced: Sandy Todd, Hardric McMillon, Shirley Kuznarik**

**Number of proxies received 303**

**Number of ballots cast 17**

**Quorum needed 237**

**Total number of votes cast 320**

## **Homeowners Comments**

- Several residents were concerned about Halloween and what liability GHOA residents would incur if there was an accident. (The Board is considering hiring off-duty policemen).
- Other residents complained about the speeding on Par Road and Dog Leg. Police enforcement and speed tables are being considered. It was suggested that there be a community wide vote on speed tables.
- Residents from CP asked that the banks of their lake not be sprayed.
- Some homeowners spoke about not receiving their new directories. (More are being printed. Some are still being distributed).
- Someone had a question about expenditures which was satisfactorily answered by the treasurer.
- A resident asked that people be alerted as to when a newsletter comes out. (The newsletter will be out around the 25th of the months it is published. A hard copy is only available if you contact Connie Wilhite and asked to be put on the list for receiving a hard copy. Extra newsletters are in the box on the clubhouse door closest to the driving range).

Meeting adjourned.

## **Millie Grime, Secretary**

Next Workshop: Tuesday, February 4 at 4 pm — Clubhouse

Next general meeting: Wednesday, February 5 at 7 pm — Clubhouse

March Workshop: Tuesday, March 4 at 4 pm — Clubhouse

March General meeting: Wednesday, March 5 at 7 pm — Clubhouse