

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING MINUTES MONDAY, NOVEMBER 8, 2021  
GOLF HAMMOCK ACTIVITYCENTER  
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

**Board Directors Present:**

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

**Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve October Minutes. John Waddell Second. Motion approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

No report

**Vice President: Robert Schroeder**

As far as VP assisted with questions or concerns. Continued research/observation into speeding issues in the community. Picked up some solar advertising signs that were still in yards after work was complete.

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
October 2021				
<b>ASSESSMENT SUMMARY</b>				
Total Assessments Due 01/01/2021 (Including Past Due)		\$	312,400.78	
Amount Paid - January 2021 (Includes Undeposited Funds)		\$	211,241.89	
Amount Remaining - 01/31/2021		\$	101,158.89	
Amount Paid - February 2021 (Includes Undeposited Funds)		\$	25,029.00	
Amount Remaining - 02/28/2021		\$	76,129.89	
Amount Paid - March 2021 (Includes Undeposited Funds)		\$	37,183.86	
Amount Remaining - 03/31/2021		\$	38,946.03	
Amount Paid - April 2021		\$	2,075.00	
Amount Remaining - 04/30/2021		\$	36,871.03	11.8% of 01/01/2021 Balance
Amount Paid - May 2021		\$	9,560.89	
Amount Remaining - 05/31/2021		\$	27,310.14	8.7% of 01/01/2021 Balance
Amount Paid - June 2021		\$	3,036.61	
Amount Remaining - 06/30/2021		\$	24,273.53	7.8% of 01/01/2021 Balance
Amount Paid - July 2021		\$	1,500.00	
Amount Remaining - 07/31/2021		\$	22,773.53	7.3% of 01/01/2021 Balance
Amount Paid - August 2021		\$	752.00	
Amount Remaining - 08/31/2021		\$	22,021.53	7.0% of 01/01/2021 Balance
Amount Paid - September 2021		\$	-	
Amount Remaining - 09/31/2021		\$	22,021.53	7.0% of 01/01/2021 Balance
Amount Paid - October 2021 - Including Posting Corrections		\$	6,547.61	
Amount Remaining - 10/31/2021		\$	15,473.92	5.0% of 01/01/2021 Balance
	<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	
	\$375.00	12	\$ 4,500.00	
	\$377.00	0	\$ -	
	\$400.00	1	\$ 400.00	
	\$402.00	1	\$ 402.00	
	\$415.09	1	\$ 415.09	
	\$434.00	0	\$ -	
	\$802.00	8	\$ 6,416.00	
	\$863.61	1	\$ 863.61	
	\$1,238.61	2	\$ 2,477.22	
	<b>Totals</b>	<b>26</b>	<b>\$ 15,473.92</b>	
			\$ -	
Notes:	1) Collection Letters sent to members with amounts owed of less than \$1,000.00			
	2 One member with an amount due of \$1,238.61 as of 10/01/2021 paid \$375.00 leaving an amount due of \$863.61. Account had already been turned over to attorney before the payment was made.			
	3) A member who owed \$1,238.61 sold their lot and funds have been received from the title company.			
	4) The 2 members who currently \$1,238.61 have been turned over to attorney and the lien process has been begun.			
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
	<b>CHECKING ACCOUNT</b>			
10/1/2021	<b>Beginning Balance</b>		<b>\$ 219,886.84</b>	
10/5/2021	RUTHIE O'NEILL - BILL PYMT - CBCC529Y	35	(\$325.00)	Web Hosting
10/5/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - DBACOK41	15	(\$121.60)	Activity Center - Utilities
10/5/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 2BWCNK41	23	(\$52.91)	Fountain
10/5/2021	DUKE ENERGY FLORIDA - BILL PYMT - IBPLK41	23	(\$677.16)	Lighting
10/5/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - EB6CNK41	23	(\$29.17)	West Entrance
10/12/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - KB3CRZ6L	29	(\$850.00)	Accounting - Monthly
10/13/2021	RICHARD SMITH - BILL PYMT - AB3COKL3	26	(\$30.86)	Office Supplies
10/13/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ZB6CTKL3	19	(\$2,460.00)	Common Grounds - Mowing
10/13/2021	MAJORIE SCHINDEWOLF - BILL PYMT - 5BUCRXX3	26	(\$31.17)	Office Supplies
10/13/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - WBYCQKL3	17	(\$1,101.00)	Common Grounds - Lakes & Canals
10/20/2021	NANCY BEATTY - BILL PYMT - YBSCFKY5	16	(\$194.74)	Common Grounds Maintenance - Mulching/Plater Beds
10/20/2021	NANCY BEATTY - BILL PYMT - SBZCEKY5	16	(\$57.96)	Common Grounds Maintenance - Mulching/Plater Beds
10/20/2021	JOHN C. WADDELL - BILL PYMT - DBGC3KY5	25	(\$58.00)	Postage
10/20/2021	LERMA'S LANDSCAPING - BILL PYMT - GBSC4KY5	18	(\$650.00)	Landscaping - Monthly - October
10/26/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TBOCJZST	15	(\$700.00)	Activity Center - Rent
10/29/2021	BOB SCHROEDER - BILL PYMT - QB4CDKOI	18	(\$82.78)	Landscaping
10/31/2021	Outstanding Deposit - 11/2/2021		\$2,658.04	
10/31/2021	<b>Ending Balance</b>		<b>\$ 215,122.53</b>	
		Total Deposits	\$2,658.04	
		Total Payments	(\$7,422.35)	
		Net Change	\$ (4,764.31)	
	<b>SAVINGS ACCOUNT</b>			
10/1/2021	<b>Beginning Balance</b>		<b>\$ 138,761.30</b>	
10/31/2021	Credit Dividends		\$ 1.18	
10/31/2021	<b>Ending Balance</b>		<b>\$ 138,762.48</b>	

Total amount of dues outstanding is over \$15,000, 5% outstanding. Four lot owners have assessments in excess of \$1000.00. One homeowner made a partial payment. The lot that was under contract did close on Oct. 15, 2021 and payment was received from the title company. The other two have received 45 day letters from the attorneys. The 45 days will expire before Thanksgiving. Twenty-six lots still have outstanding assessments. All residents that were past due <\$1000.00 have been sent letters as well. Two past due assessments were collected this week.

### **Committee Reports:**

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

Various plants were purchased and planted down Golf Hammock Drive. Checked the sprinkler zones and everything was operating correctly. Contracted Revell Tree service to trim trees in nine different areas that were hanging over roads.

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

Maintenance for lakes and ponds were completed.

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

Two Violations, both closed.  
Four Courtesy, all cleared

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

I met with Drew Jones from Polston Engineering on October 5 to discuss standing water issues in some of the swales that were restored during the spring of 2021. Mr. Jones submitted an engineering report proposal for the problem areas on Lost Ball Drive as well as the corner of Cormorant Point Drive and Waterwood Drive. His report will also include an engineering proposal for drainage on Dog Leg Drive which is a new project. I signed and returned his initial engineering report proposal for \$3,000 on October 18, 2021.

The standing water issues along the West side of Summertree Drive and Cormorant Point Drive from address 3602 to 3410 will not need additional engineering. We plan to address these areas during the 2022 budget year.

The initial engineering report will suggest remedial steps that can be taken to address the problem areas. The possible remedies will likely require further surveying, development of a construction plan, and permitting at additional cost.

#### **Architectural Review-Donald Robinson, Chair**

No Approvals

## **Data Base and Directories - Marge Schindewolf, Chair**

Total of 6 new residents for Golf Hammock/Cormornat Point community:

5 new residents for Golf Hammock:

SCHON, Thomas of Golf Hammock Dr  
WHITE, David & Virginia of Sandwedge Way  
MONTALBANO, Lianne of Duffer Loop  
COSTA, Arthur & Elizabeth of Fairway Circle  
JULA, Daniel of Lost Ball Dr

1 new resident for Comorant Point:

BIGFORD, Harold pf Waterwood Dr

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

No Report

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

No Report

## **Welcoming – Joyce Rowe**

No Report. She did offer any new residents at the meeting welcome packets she brought along.

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

No Report

## **Website – Ruthie**

# **Website Report for Month of October, 2021**

### **Published 1 ShoutOut:**

- Meeting Agenda for October 11, 2021 General Board Meeting

### **Emails Received 13:**

- New Subscribers: 7
- Contacted Us: 5
- GHOA September 13, 2021 Draft Meeting Minutes (Posted on Oct. 6, 2021)
- Received a high performance and site speed score on the website (new feature)
- Monthly updates and maintenance

### **Old Business:**

- None

### **New Business:**

- Activity Center Contract
  - Donnie made a motion to approve the activity center lease at the same rate as last year Robert Schroeder second motion passed unanimously.
- Pella Accounting
  - John Waddell made a motion to approve an increase of fees from \$850.00 to \$900.00. Richard Smith Second. Motion passed unanimously.

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

Homeowner asked a question about the drainage ditch be cleaned out at the east end of Golf Hammock

Roads and Drainage committee is planning to address this problem in the coming year.

Homeowner asked about recycling.

Homeowner also mentioned that lawn contractors are working on Sundays.

Homeowner inquired about what can we do about maybe curbing the amount of trick or treaters during Halloween.

Another homeowner inquired about the go-cart girl again. We have not found her yet.

Homeowner mentioned that our neighbors need to pick up after their dogs

Next Meeting Monday December 13, 2021

Motion to adjourn made by Donnie Robinson. Matt Nelson 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)**