

Golf Hammock Owners' Association, Inc.

October 9, 2017

Board Meeting Minutes

Call to Order: President JP Fane brought the meeting to order at 7:00pm.

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

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 10/02/17. Signs posted at front /west entrances on 10/06/17.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Board Meeting of May 8, 2017, were given final approval by the Board.

Report of Officers:

President's Report (JP Fane)

The President reported that he had delivered the signed "Right of Entry and Indemnification Agreement" to the county administrator on 3 October, 2017. This clears the way for county contractors to start storm debris removal within Golf Hammock.

Vice President's Report (Bob Schroeder)

No report at this time.

Treasurer's Report (Victor Divietro)

Golf Hammock Owners Association
July 2017

Checking			
Date	Description	Amount	Memo
6/30/2017	Beginning Balance	\$156,776.00	
7/3/2017	RUTHIE O'NEILL - BILL PYMT - ABX91VUC	(\$225.00)	Website
7/6/2017	BOB SCHROEDER - BILL PYMT - PBM9WVWX	(\$19.77)	Reimbursement - Postage
7/6/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - LBC9VVWX	(\$39.84)	Accounting - Postage Late Assessments
7/6/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - JBM9VVWX	(\$60.64)	Activity Center - Utilities
7/6/2017	LERMA'S LANDSCAPING - BILL PYMT - ZB69NVWX	(\$600.00)	Common Grounds - Landscaping
7/6/2017	DUKE ENERGY FLORIDA - BILL PYMT - PBW9OVWX	(\$21.25)	Fountain
7/6/2017	DUKE ENERGY FLORIDA - BILL PYMT - LBN9OVWX	(\$29.72)	West Entrance
7/6/2017	DUKE ENERGY FLORIDA - BILL PYMT - DBN9OVWX	(\$598.87)	Lighting
7/10/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - 4BU9YVUW	(\$1,101.00)	Lakes & Ponds
7/10/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 7BG9YVUW	(\$2,390.00)	Common Grounds - Mowing
7/10/2017	Deposit	\$1,060.92	Assessment / Estoppel Deposits
7/13/2017	DC IRRIGATION, INC. - BILL PYMT - OBO93VRO	(\$308.00)	Common Grounds
7/17/2017	MARK WALCZAK - BILL PYMT - IBF9SV3T	(\$54.02)	Reimbursement - Common Grounds Light Poles
7/17/2017	MARK WALCZAK - BILL PYMT - 9BL9AVDT	(\$27.91)	Reimbursement - Common Grounds Crates for Storage
7/17/2017	CLARKE PEST CONTROL - BILL PYMT - 9B39AVDT	(\$100.00)	Common Grounds
7/19/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - WBD9AVZ6	(\$685.00)	Accounting
7/20/2017	MARK WALCZAK - BILL PYMT - 9BU93V9S	(\$9.67)	Reimbursement - Light Bulbs
7/24/2017	Deposit	\$300.00	Assessment / Estoppel Deposits
7/24/2017	Deposit	\$846.99	Assessment / Estoppel Deposits
7/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBZ9DVNJ	(\$400.00)	Activity Center - Rent
7/31/2017	Ending Balance	\$152,313.22	
Savings			
6/30/2017	Beginning Balance	\$138,551.43	
7/31/2017	Credit Dividends	\$5.88	
7/31/2017	Ending Balance	\$138,557.31	

Golf Hammock Owners Association
August 2017



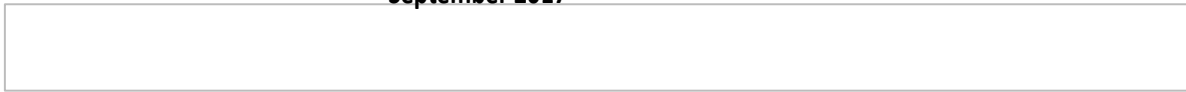
Checking

Date	Description	Amount	Memo
7/31/2017	Beginning Balance	\$152,313.22	
8/1/2017	RUTHIE O'NEILL - BILL PYMT - 9BL9CVCL	(\$225.00)	Website
8/3/2017	VICTOR DIVIETRO - BILL PYMT - 7BJ9LOI4	(\$38.64)	Reimbursement - Binders & Flashdrives
8/4/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - DBO99O9F	(\$105.20)	Activity Center - Utilities
8/4/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - CB39CO9F	(\$1,101.00)	Lakes & Ponds
8/4/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ZBY9CO9F	(\$2,070.00)	Common Grounds - Mowing
8/4/2017	DUKE ENERGY FLORIDA - BILL PYMT - RBX9LOAF	(\$20.57)	Fountain
8/4/2017	DUKE ENERGY FLORIDA - BILL PYMT - WBX9LOAF	(\$30.33)	West Entrance
8/4/2017	DUKE ENERGY FLORIDA - BILL PYMT - IBX9LOAF	(\$659.20)	Lighting
8/14/2017	CLARKE PEST CONTROL - BILL PYMT - RB995OG7	(\$305.00)	Common Grounds - Pesticide & Fertilizer
8/18/2017	LERMA'S LANDSCAPING - BILL PYMT - WB59JOU8	(\$600.00)	Common Grounds - Landscaping
8/21/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - WBN9RVOQ	(\$685.00)	Accounting
8/23/2017	LERMA'S LANDSCAPING - BILL PYMT - PB59IO8K	(\$300.00)	Common Grounds - Ditch Cleaning
8/23/2017	Deposit	\$1,225.00	Assessment / Estoppel Deposits
8/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - GB19WO82	(\$400.00)	Activity Center - Rent
8/31/2017	Ending Balance	\$146,998.28	

Savings

7/31/2017	Beginning Balance	\$138,557.31
8/31/2017	Credit Dividends	\$5.88
8/31/2017	Ending Balance	\$138,563.19

**Golf Hammock Owners Association
September 2017**



Checking			
Date	Description	Amount	Memo
8/31/2017	Beginning Balance	\$146,998.28	
9/1/2017	DUKE ENERGY FLORIDA - BILL PYMT - DBE990OW	(\$24.95)	West Entrance
9/1/2017	RUTHIE O'NEILL - BILL PYMT - 3BD9EORE	(\$225.00)	Website
9/1/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - YBF910OW	(\$90.50)	Activity Center - Utilities
9/1/2017	DUKE ENERGY FLORIDA - BILL PYMT - 7B3990OW	(\$21.44)	Fountain
9/1/2017	DUKE ENERGY FLORIDA - BILL PYMT - QB3990OW	(\$653.23)	Lighting
9/13/2017	METAVANTE CORP - BILL PAYMT NA	\$34.51	Stop Payment - Joyce Rowe Reimbursement Dated 6/13/
9/19/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - PB19Q08Z	(\$685.00)	Accounting
9/21/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - 2BC9GU61	(\$1,101.00)	Lakes & Ponds
9/21/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 1BW95U61	(\$2,650.00)	Common Grounds - Mowing
9/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - DB89JOGX	(\$400.00)	Activity Center - Rent
9/30/2017	Ending Balance	\$141,181.67	
Savings			
8/31/2017	Beginning Balance	\$138,563.19	
9/30/2017	Credit Dividends	\$5.69	
9/30/2017	Ending Balance	\$138,568.88	

Secretary's Report (George Kibe)

Minutes to the May 8, 2017 General Board meeting were compiled, posted on the website, and distributed to Board members.

Multiple Post Irma website and Shout-out were released to inform members of current news and information.

Reminder that the terms for President JP Fane, Secretary George Kibe, and Website Chair Rose Cookman, expire in January. The Board is looking for anyone interested in serving the community as a Board Director to fill these three slot. To serve as a Board member a candidate must be a member of the Association (fee simple owner of title to any Lot in Golf Hammock). Interested parties should contact George Kibe at gwkibe@gmail.com

Committee Updates:

Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane)

Excavation Point Was scheduled to perform repairs/replacement of the following culverts during the months of June and July:

1. Culvert Located at 1707 Divot Lane
2. Culvert Located at 2906 Waterwood Dr.
3. Culvert Located at 3101 Divot Rd
4. Culvert Located at 4234 Duffer Loop
5. Culvert Located at 4515 Duffer Loop
6. Culvert Located at 4613 Duffer Loop
7. Culvert Located at Bunker Dr. and Tennis Courts
8. Culvert Located at 3302 Cormorant Point Drive
9. Culvert Located at 4812 Duffer Loop
10. Eagle Court Bio Swale repair
11. Regrading and clean out of Mills Pond drainage ditches located in the area 4225 Duffer Loop, 4403 Duffer Loop, 1811 Sand Trap Court, 1819 Sand Trap Court, and 4811 Duffer Loop.

These activities were impacted and delayed as a result workload scheduling with contractor EPI and heavy rains associated with Hurricane Irma. The committee is working with EPI to reschedule and re-prioritize work.

A member complained that the ditch, excavated to relieve flooding along Duffer Road after the Hurricane, is spreading diseased filled water along its's length. The resident complained that no notification was received when the HOA dug the trench along the right-a-way and that the mud from the ditch was impacting the ability to mow. Another resident responded that they had the ditch water tested and it reportedly contained fecal matter from backed-up septic system along Duffer Road. This resident also stated that

the ditch should remain as it does provide the impacted section of Duffer Road with needed relief.

Several other members expressed their thanks to the Board for taking actions during the aftermath of Hurricane Irma to accelerate normalcy to the community.

Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)GHOA October Board Meeting Report, Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

October 9, 2017, activities since the last report on May 8, 2017

Post-Irma, the Committee took steps to clear fallen trees from roadways both by contracting emergency tree removal and participating with fellow Members to clear roads and assist with fallen and broken trees. Lerma's Landscaping arrived to do their monthly service and were directed to clear the storm debris from the two community entrance ways and planting beds.

Secretary George compiled a list of missing, damaged, or bent road signs, and the Committee organized to address these informational and traffic signs. The Senior Sign Team, Curt Passafume, Hardric McMillon, Pete Broksch, and Don Brewer stepped back out of retirement to assist with this emergency, and as of this date most signs are back in service with only a few missing signs yet to be ordered. There were many signs that needed repairs and straightening; several sign poles were replaced as were three stop signs.

Monthly irrigation system inspections by the volunteer team of Cindy Bowser, Nancy Beatty, and Mark Walczak were completed during May, July, and August. DC Irrigation performed their quarterly maintenance services in June and September. These monthly inspections addressed malfunctions and kept the system operating reliably. Website and Newsletter requests for volunteers to continue these monthly inspections have not generated any responses from our Members.

Other activities,

- Cleaned and organized the inventory of signs, sign brackets, and hardware into storage crates at the maintenance barn.
- Several lamps and florescent tubes were replaced at the main entrance walls.
- Assisted several Members to work with the Florida Fish and Wildlife Commission to remove a nuisance alligator from Mills Pond.
- Reviewed and renewed the working agreement with Lerma's Landscaping. Several elements of their work were updated, but the monthly service fee remained the same at \$600.
- Had Lerma's clear the drainage ditch along Hammock Road of accumulated weeds and debris.
- Cleaned a half-dozen signs around the Community to remove stains and environmental build-up.
- Repaired one of our golf cart crossing signs near the 5th green, a victim of a hit and run accident.

At the May meeting, the Board directed the Committee to pursue a repair or renovation to our entrance walls at the Main Entrance. The wall caps are crumbling and the lighting fixtures are failing. Working with Nick McAngus of M&E Precision Construction, an RFP was developed and published. There were no responses to the published RFP. Several General Contractors were contacted directly and invited to submit bids. All declined to participate, including M&E Precision. Several concrete contractors were also invited to submit bids, but again all declined to participate in this custom masonry work. The Committee would appreciate input from the Board on the direction this activity should take.

At the May meeting, the Board directed the Committee to obtain and present pricing to repair the broken wire fencing behind Mills Pond. A preliminary review of the repair was conducted in early September, prior to the hurricane. Griffin Fence, the original installer of this fencing, participated in this review. The fencing was initially damaged by fallen

trees, and has further deteriorated by vandalism. The land around the damaged fence section will require some clearing of weeds and fallen trees, and several other burnt tree trunks should be cut down to prevent future fence damage. The hurricane's effect on this section of fencing has not yet been determined, and the area is now flooded. So, Griffin will revisit and price this fence repair after the area becomes accessible.

Routine lawncare and landscape maintenance of Common areas continued without incident during this reporting period.

Violations/Complaints (Chair: Bob Schroeder)

In June wrote 4 violations about landscaping 2 remain open with 2nd letter.

July and August no letters but 8 visits all resolved.

In September issued 6 letters. All 6 are still open do to Irma.

Total open 8 mostly article 8.1 and article 15.

Lakes/Ponds (Chair: Nancy Beatty)

No Report at this time.

Architecture (Chair: Linda Fisher)

May: 1-carport request, was disapproved

June: 1-privacy fence request, was approved; 1-screen porch request, was approved

July: 1-screen porch with extended sidewalk request, was approved; 1-new roof and paint of exterior request, was approved; 1-paint of exterior

request, was approved

August: 1-shed request, was approved; 1-extended concrete driveway and sidewalk request, was approved

September: 1-new windows and new wood and vinyl patio request, was approved; 1-replace damaged fence request, was approved

Activity Center, Clubhouse (Co-Chair: Linda Fisher; Co-Chair Wendy Hardy, 863-414-3727, gdhardy54@centurylink.net)

PLEASE BE ADVISED THE ACTIVITY CENTER IS CLOSED FOR HURRICANE REPAIRS. ALL ACTIVITIES CANCELLED UNTIL FURTHER NOTICE

Continued support and usage of library including magazines by the community. Game nights on 2nd, 3rd & 4th Tuesdays are well attended, along with the Tuesday and Friday Mah Jongg players. Bridge players meet on Monday and Thursday mornings. Due to summertime hours that was in accordance with pro shop some activities were cancel which will start again in the fall along with GHOA and GPHA meetings. During June the residence held a "Longest Day" golf event which was very successful and fun for all that attend and in July a surprise birthday was held.

Activity Center seeking more suggestions or ideas for future activities to be offered for the community.

Communications, Newsletter (Chair: Michael Garey)

The electronic newsletters were published on on June 27, August 25 and September 25.

Communications, Website (Chair: Rose Chupka Cookman)

June through September

Since May we had **65** new subscribers for a total of **546** subscribers (approximately 70%.) Average views continue to be 1,000 per month. Ruthie continues to update our website.

Website Design Changes in Progress:

1. GHOA/CPHA Document Centers — there is overcrowding of files on the page. Because the Archives feature isn't available yet, she is creating a design with that in mind.
2. About Golf Hammock" is moving to its own webpage. A short intro on how the Golf Hammock Owners' Association serves the GH community and a map of Golf Hammock (that was produced during the construction phase) have also been added.
3. FAQ—Creating a new web page with a list of questions she compiled from all email requests received through the website.
4. Updating the Site Map.
5. Implementation of new Search Engine Optimization (SEO) standards.
6. Creating a News Center for announcements, notices, and Shout Outs.

These features will be available within the next few weeks. Thank you.

Database/Directory (Chair: Marge Schindewolf)

No report at this time

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

No Report at this time

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No new activity reported this month.

Old Business

1. None

New Business:

1. **Golf Course access discussion (Jason Laman would like to discuss the HOA buying owner access to GC for recreation. e.g. access to Pool,**

Tennis courts, cart trails etc.) This discussion was tabled to a future meeting at the request of Mr. Laman.

2. **Treasurer Victor Divietro's resignation--** Victor stated his intent to resign from the Board of Directors effective December 31,2017. His resignation letter is attached.
3. **2018 Budget-** Board member's and Committee chairs, were requested to prepare budgets for 2018 and be prepared to discuss them at the November 13, 2017 Board Meeting. For several years, the Board has been evaluating the drainage and road infrastructure serving the Community, and some repairs have been made and others have been scheduled to occur. The aftermath of Hurricane Irma has further illustrated the many shortcomings of this infrastructure. Early expenditures in 2017 were funded by drawing from savings accounts, however, future expenditures will require additional revenue from assessment fees. It is anticipated that during the budget discussions, the board will address increasing the yearly assessment to approximately \$500 per lot, to address current shortfalls and anticipated infrastructure project requirements. The Board will finalize budget plans for 2018 at the November 13 Board meeting and will vote for the 2018 assessment fee at the December 11 Board meeting.
4. **Halloween- (The following minutes capture the discussion during the Board meeting. Afterwards storm debris was removed and the safety issue was mitigated. The board decided that cancellation of the event was not necessary and so no action was taken.)** Several members requested the Board cancel the community involvement in Halloween this season because of safety related concerns with storm debris. There was discussion about closing the community and hiring police to turn away “Trick or Treaters”. The audience was informed that while Golf Hammock Roads are “Private” they are “Public access “ roads and the community can not bar access. The Board decided that safety is a concern with the number of visitors for this event and to take the following actions:
 1. A member Donna Ratterree would contact the local radio station to air a message that Golf Hammock is not participating this year.
 2. JP Fane will contact the local newspaper to get a notice published.
 3. JP Fane will get a banner created , to be placed at the main entrance, notifying entrants that the community is not participating this year.
 4. Members are requested to turn off yard and porch lights to discourage

“Trick or Treaters”.

Note: Members that have already prepared for this year’s event are being welcomed by our neighbor, Sebring Christian Church, to participate at their “Trunk or Treat” event at 4514 Hammock Road. This event runs from 6pm to 8 pm, Tuesday October 31. Participants are asked to arrive at 5:30 pm and remain until 9 pm to avoid the arrival and departure of children. Golf Hammock members wishing to park a car at the church should contact Tod Schwingel, 863.382.6676, for more information.

Member Comments:

GHOA Members (fee simple owners of title to any lot) requesting time to speak should register their name on the Sign-In sheet prior to the start of the meeting. Members time is limited to 3 minutes.

A member reiterated her thanks to the Board for actions in an attempt to speed the recovery efforts.

A member stated that the board should address with County Management why “Progressive” is not fulfilling their contract with respect to yard debris removal and particularly the large amount of bagged debris.

Next Meeting:

The next General Board Meeting will be held on Monday, November 13, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

Adjourn: On a motion by Victor seconded by Linda the meeting was adjourned at 8:11 pm.

Respectfully submitted,

Revision – Final 111317

George Kibe