

# **GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (FINAL) MONDAY, FEBRUARY 13, 2023 GHOA ACTIVITY CENTER**

Meeting was called to order by President Nancy Beatty.

## **Board Directors Present:**

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Norm Sochia,, David Beumel

## **Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve January 21, 2023 Board meeting Minutes. Second, Motion was approved unanimously.

## **Officer Reports:**

### **President: Nancy Beatty**

Received phone calls and web-site inquiries, redirected to correct committee  
Lunch with street captains to go over concerns  
Checked out two new board members  
Meetings with John and Bob

### **Vice President: Robert Schroeder**

- Assisted President in writing new procedures, policies and forms. Reviewed board member applications as well as various support contracts.
- The Sheriff's department is active in the community. Thus far they have made one arrest, issued four tickets, and seven warnings. Board is continuing on a 90 day trial period and every month we will receive a report.

### **Deed Holder(s):**

On January 21, 2023 at 2PM, the Annual Members Meeting for the Golf Hammock community homeowners was called to order. The Board role call was called confirming a quorum. A count of the attendees (deed holders) was greatly below the 51% required to establish a quorum. In accordance with the GHOA by-laws and State Statute 720, the meeting agenda was initiated. The agenda began with approval of the January 2022 Annual Members Meeting. Next were the officer and committee reports. During the Treasurer's report, the required annual budget discussion and financial status reports were explained. The annual budget copy had been provided as a second page to the meeting announcement posted in accordance with the GHOA by-laws. To ensure awareness by deed holders, a hand delivered copy was distributed by the street captains to all residents. Next was Old Business, which there was none. New Business was next and the annual schedule for the Monthly Board Meeting was presented and approved. Next the "members

comments" (opportunity to speak) was initiated. The request to speak (2 deed holders on list) was heard and discussed. Then the floor was opened to the members as a question/answer period. The last item on the agenda prior to adjournment was the nomination(s) election of new Board members to fill open positions. The Annual Board Meeting announcement advised the association members there was 1 vacant position. The Board received 1 interested nominee prior to the meeting.

When the nomination process began, the 1 volunteer was introduced and the appropriate discussion occurred. During that discussion, a second self-nomination was initiated by a homeowner. The injection of the second nomination shifted the rule of order for voting. If the nominations equal the number of open positions, no election is required (State Statute 720.306 subsection 9, subparagraph a). That was the Rule of Order initially. But the second nomination then required a members vote to select the new Board member. To achieve a members vote, the Rule of Order (GHOA by-laws and State Statute 720) requires a quorum (51%) of members to be present or present combined with proxy. Since neither of these criteria could be achieved, the election process was stopped. The Board had not initiated an awareness announcement that included a proxy voting capability because there was only 1 nomination received prior to the meeting. The Board had no way to perceive an election would be required since history set the precedence of no volunteers/nominations. When the second nomination occurred, the Board had no choice but to stop the nomination/election process.

Since the open Board position now required a different Rule of Order to be filled, a Special Members Meeting must be conducted. But prior to the meeting, a special notice must be provided in accordance with the GHOA by-laws and State Statute 720. The special notice/announcement must include a letter of explanation, blank proxy form, biographies on nominees and a return envelope to mail the completed proxy to the GHOA Board.

When a proxy vote form is required, each completed form must be validated against the registered

data base of homeowners (deed holders). That is why completing and returning your contact information sheet is critical for the GHOA records. The review/validation process will be carried out

until a 51% number (\_391\_) is achieved. Since there is no way to predict how many members will

attend the Special Members Meeting, the Board must ensure the 51% criteria is achieved prior to the meeting. When the 51% ( § 391 ) is achieved, the Board will provide a meeting announcement and post it in accordance with GHOA by-laws and State Statute 720. It is vitally important that each member complete their proxy (if not planning to attend) and return to the Board as quickly as possible.

The “Rule of Order” governing this nomination/election process also dictates that no nomination will be accepted from the floor of the day of the Special Members Meeting. To ensure all opportunity to be nominated/elected is achieved, each member (deed holder) will receive a blank nomination/biography form prior to the proxy packet. If you want to be nominated or want to nominate someone, the form must be completed and returned to the Board by a deadline to be determined. If a form is completed, received, and validated by the GHOA Board, the nomination will be included in the proxy packet. Once the nomination deadline is surpassed no further nominations will be accepted!

#### SUMMARY

A Special Members Meeting will be required to elect a new Board Director

Each deed holder will receive a letter of explanation (this correspondence) including a blank nomination/biography form and a pre-addressed return envelope (included in this packet)

A deadline will be established with respect to receiving nominations

All received nominations will be validated

Each deed holder will receive a packet with a blank proxy form, biography forms of each nominee and a pre-addressed return envelope

Each deed holder must complete the proxy form (vote for 1 nominee per position) and return to GHOA by the deadline

Each deed holder will receive notice of date/time/location of Special Members Meeting.

Meeting conducted election achieved new Board Director approved-seated

As you can surmise, the election process is quite involved and will require member’s corporation (priority to complete forms/ mailing). A great deal of Board administration and the use of street captains to keep our mailing cost (approximately \$500 per mail out) down.

**Secretary: Matt Nelson**

No Report



We have \$59000 still outstanding, and that's before there are late charges. Statements and invoices will be mailed out for those late charges. 218 property owners have not submitted their property update form that was delivered to them.

### **Committee Reports:**

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

Colorful flowers were purchased and planted in the front entrance and circle area. The West entry irrigation pump was replaced, as well as several irrigation heads and misters. New entrance signs were added to the columns on the west entrance as well as new lights. Conducted testing of the irrigation system on the east entrance, no repairs necessary. Signs were also straightened and cleaned on Lost Ball.

#### **Common Grounds (Lakes and Ponds) - Norm Sochia, Chair**

Aquatic Weed Control sent a report and everything looks good. Did a visual inspection of drainage grates and saw no problem. If any property owners see an issue please reach out.

#### **Complaints and Violations – Judy Trier, Chair**

One courtesy visit.

#### **Roads and Drainage – Robert Schroeder, Chair**

- Working on the drainage easements for dog leg drive.
- Working with EPI, and work is complete on Divot Road.
- Waterwood drive over in Cormorant point is scheduled to begin on February 20.
- Working on locating an underground radar machine to assess if drainage piping exists where original construction plans say they are located. This will allow for planning of repairs
- Working on final plans for a project that addresses the drainage on Lost Ball down to Pitching Wedge. Homeowners that will be directly affected will be invited to a meeting for explanation. No date for meeting has been set at this time.

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

1 Driveway pavers at 3903 Duffer RD.  
1 new roof at 3903 Duffer RD  
1 patio pavers for 12x12 area on west side of home at 2019 Par Rd  
2 12x16 garden sheds at 3719 Par Rd  
1 replace of gutters and painting of fascia board's at 3709 Divot Rd  
1 new roof at 2707 Par Rd  
1 painting of home at 2420 Dog Leg Dr  
1 new roof at 3807 Mulligan Ct  
9 Approvals

#### **Welcoming – Joyce Rowe**

No Report

## **Website - Ruthie**

**Emails/New Subscriptions received:**

**New Subscribers: 34**

**Contacted Us: 8**

**ShoutOuts 3:**

- **2023 Dues/Assessments  
Yard Sale Announcement**
- **New Restaurant - Mo's Best Eatery**

**Website Postings:**

- **GHOA November Final minutes**
- **GHOA December Draft minutes**
- **GHOA/CHA Monthly minutes archives**
- **Business cards for Nancy Beatty & Judy Trier**
- **2023 GHOA/CHA Monthly Meeting Calendars**
- **Regular monthly website updates**

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

Street Captains will be used much more going forward.

## **Old Business:**

- Robert Schroeder made a motion to determine if the board would approve the request from the Lathams to keep their garden tent, which was not approved by the architectural committee. Donald Robinson second. Discussion occurred. Board voted unanimously to deny the request.
- Robert Schroeder made a motion to add Luis Hughes as a board member. Donald Robinson second. Discussion. Motion approved unanimously.
- Robert Schroeder made a motion to add Timothy Leeseberg as a board member. Donald Robinson second. Discussion. Motion approved unanimously.

## **New Business**

- Norm Sochia made a motion to sign with Duke to replace street lights with new LED lights. John Waddell second. Motion approved unanimously.

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

Joyce Rowe had a thank you for the new volunteer for the board

Next Meeting Monday March 13, 2023 7:00 pm at the activity center.

Robert Schroeder made a Motion to adjourn. Donald Robinson Second. Motion approved 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)**