

Golf Hammock Owners' Association, Inc.

November 13, 2017

Board Meeting Minutes

Call to Order: Vice President Bob Schroeder brought the meeting to order at 6:59 pm.

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 11/05/17. Signs posted at front /west entrances on 11/10/17. Assessment discussion notice sent via “Shout-out” and posted to website on 10/16/17.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Board Meeting of October 9, 2017, were given final approval by the Board.

Report of Officers:

President's Report (JP Fane)

No report at this time

Vice President's Report (Bob Schroeder)

No report at this time.

Treasurer's Report (Victor Divietro)

Checking		
Description	Amount	Memo
Beginning Balance		
	\$141,181.67	
RUTHIE O'NEILL - BILL PYMT - NB295OFN	(\$225.00)	Website
DENNIS BLEAKLEY - BILL PYMT - GB290USF	(\$450.00)	Reimbursement - Drain Cleaning
DUKE ENERGY FLORIDA - BILL PYMT - JBD9QUSF	(\$21.84)	Fountain
DUKE ENERGY FLORIDA - BILL PYMT - LB39QUSF	(\$30.82)	West Entrance
DUKE ENERGY FLORIDA - BILL PYMT - 1B39QUSF	(\$657.09)	Lighting
JOYCE ROWE - BILL PYMT - CBW9XUYG	(\$34.51)	Re-issue Reimbursement Dated 6/13/17
BENTON EXCAVATION, INC. - BILL PYMT - VBR9UUQH	(\$1,125.00)	Common Grounds - Ditch Cleaning
B&J SERVICES - BILL PYMT - AB59MUZH	(\$500.00)	Common Grounds - Tree Work
BOB SCHROEDER - BILL PYMT - 4B49OUQH	(\$13.75)	Reimbursement - Postage
GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - RBK9UUJH	(\$94.70)	Activity Center - Utilities
LERMA'S LANDSCAPING - BILL PYMT - HBZ9LUZH	(\$600.00)	Common Grounds - Landscaping
AQUATIC WEED CONTROL, INC - BILL PYMT - 4BS9YUZH	(\$1,101.00)	Lakes & Ponds
LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - XBT9LUZH	(\$1,540.00)	Common Grounds - Mowing
PELLA & ASSOCIATES P.A. - BILL PYMT - 4BC9IUJC	(\$685.00)	Accounting
CLARKE PEST CONTROL - BILL PYMT - 4B59NU6L	(\$100.00)	Common Grounds - Pesticide & Fertilizer
LERMA'S LANDSCAPING - BILL PYMT - UBQ9LU6L	(\$1,800.00)	Common Grounds - Landscaping
EXCAVATION POINT, INC. - BILL PYMT - XB598U6L	(\$3,450.00)	Pump Rental - Eagle Ct
E MARK BREED III, P.A. - BILL PYMT - JBF9IU6L	(\$25.00)	Legal
Deposit	\$150.00	Estoppels
Deposit	\$500.00	Estoppels
Deposit	\$75.00	Estoppels
MARK WALCZAK - BILL PYMT - QBV92UFM	(\$54.02)	Reimbursement - Sign Poles
GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - AB59IUW3	(\$400.00)	Activity Center - Rent
GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - VBQ9LUEN	(\$52.63)	Activity Center - Utilities
DUKE ENERGY FLORIDA - BILL PYMT - AB99LUEN	(\$15.79)	Fountain
DUKE ENERGY FLORIDA - BILL PYMT - 4B99LUEN	(\$26.71)	West Entrance
DUKE ENERGY FLORIDA - BILL PYMT - DB99LUEN	(\$618.10)	Lighting
Ending Balance		
	\$128,285.71	
Savings		
Beginning Balance		
	\$138,568.88	
Credit Dividends	\$5.88	
Ending Balance		
	\$138,574.76	

Secretary's Report (George Kibe)

Minutes to the October 9, 2017 General Board meeting were compiled, posted on the website, and distributed to Board members.

“Shout-out” sent and Web-site posting, to inform members of Assessment discussions, on October 16 .

Shout-outs sent to inform members of Halloween activities, Hammock Road Cosure and the Newsletter.

On November 5th, I verified our annual meeting with Sebring Christian Church for Saturday, January 13, at 2.00PM

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.

We receive interest from Roger and Deb Steuer for Board positions.

Roger Steuer-Roger is a home owner at 2790 Duffer Road (Lot 214) and retired. He has 10 years of prior HOA experience as president of a 289 lot association in Indiana. His work history included Software Systems Analyst and excavating experience with his uncles business. He believes two important rules should always help prioritize projects within a HOA.

- Protect health and safety of our members
- Protect member property values

Deb Steuer - Currently lives at 2790 Duffer Road. Our past home was in an association of approximately 280 homes which had access to the lake, HOA, and a 9 member board of directors - Served as secretary for a 3 year term – I have a banking back ground - feeling the need to want to understand the HOA and to be involved in this investment.

The 2018 ballot will be distributed December 22 and needs to be returned, signed and completed by January 9, if you are not attending the annual meeting. Every vote counts since we need a quorum of returned ballots to hold the annual meeting. You can mail in your ballot, drop it off in the GHOA box inside the Activity Center, or drop it in the

locked box on the Activity exterior door facing the driving range. The 2018 budget will also be included with your annual ballot envelope.

Committee Updates:

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

Worked with Excavation Point to receive updated bids for the 2018 budget discussions.

At JP's request George met with the HOA attorney to discuss legal remedies for the drainage problems associated with the undeveloped portion of Sebring Hills and Duffer Road. Counsel's advice was to talk to the County Engineer Clinton "Gator" Howerton. George talked to Gator and found that the county is not, and has no plans to maintain the undeveloped area. Gator's recommendation was for Golf Hammock to install a by-pass swale along the north boundary. George also talked to the HOA civil engineering firm (Cool and Cobb) to discuss the by-pass swale, and the Duffer Road driveway swale exfiltration pipe solution. Cool and Cobb are engaging Germain Surveying on our behalf to determine elevation and slope requirements for the exfiltration and by-pass swales.

Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

Remaining hurricane recovery activities on our Common Grounds have been scheduled or are in process as this report is being written. Street signs missing after Irma have been ordered and will be installed over the next week. The Cutting Edge is scheduled to remove fallen and dead trees at Cormorant Pond and dead/broken branches on the oaks along Lost Ball Dr. and Hammock Road. Lerma's Landscaping will be in to clean up the residue of leaves and twigs left behind in drainage ditches and under storm debris piles removed by the County.

Monthly irrigation system inspections by the volunteer team of Nancy Beatty and Mark Walczak were completed for October.

Replaced a sign pole that failed, at the corner of Mulligan and Mulligan Ct.

Patched a large pothole that had developed at the intersection of Lost Ball and Pitching Wedge Way.

Griffin Fence has done the post hurricane site inspection and has proposed a plan to do some land clearing, tree cutting, and repair of broken perimeter fencing behind Mills Pond. This proposal will be presented to the Board at the November meeting.

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

Violations/Complaints (Chair: Bob Schroeder)

No Violations issued. I still have 4 open but waiting on contractor assistance.

No complaints issued.

Surveyed GHOA saw several trailers, RV's still at homes grace period over by end of November.

Will start normal operations starting in December.

Lakes/Ponds (Chair: Nancy Beatty)

Lakes and Ponds are at maximum capacity and still producing significant outflow. Chemical treatments are delayed until pond drainage diminishes.

Architecture (Chair: Linda Fisher)

Architectural Reviews:(2) requests for metal roof replacement, (1) request for solar pool heater and (1) request for shed. All requests were 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

No Report.

"Thank you" to Jason for usage of restaurant for meetings.

As always, Center seeking more suggestions or ideas for future activities to be offered for the community.

Communications, Newsletter (Chair: Michael Garey)

The electronic newsletter was published on on October 24.

Michael has moved from Golf Hammock. We need a newsletter editor to replace him.

Communications, Website (Chair: Rose Chupka Cookman)

October was an extremely active month. We received approximately 150 emails, most which of which were comments and questions on the website.

We had approx.. 1,200 website views (viewing the entire website) - and 31 new subscribers. Four Shout Outs were sent. There were over 2,000 views on the Assessment Notice and 1,000 views on the newsletter. We had 51 clicks to the website link after reading the newsletter. Ruthie continues with design changes. Technical difficulties with the internet service and increased monthly activity have delayed the process.

Database/Directory (Chair: Marge Schindewolf)

Two new residents for Cormorant Point: Vern & Margaret Hamilton, Ginel & Lucia Sanchez

It doesn't seem I am getting any info on new residents in Golf Hammock

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

Welcoming performed 2 October home visits, sent out 4 e-mails and left 6 fliers at doors.

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

No new activity reported this month.

Old Business

- 1. Mills Pond Fence replacement-** On a motion by Mark, seconded by Nancy, Mark requested the Mills Pond Fence topic be lifted from the table. Mark presented an estimate from Griffin Fence to do some land clearing, tree cutting, and repair of broken perimeter fencing behind Mills Pond for \$1,200. There was minimal board discussion and Mark made a motion, seconded by George, to accept the Griffin Fence estimate and commence work. The Board voted unanimously to approve the motion.

New Business:

- 1. 2018 Budget –** Victor presented to the Board an preliminary budget analysis with the raw budget request and impacts on the budget with various assessment values. George gave a presentation detailing the Common grounds roads, culverts, drainage ditches request including a three year plan. Mark presented the budget request for Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming. Linda presented the Activity Center request, Nancy the Lakes and Ponds request and Marge the request for funds to publish the Directory. After the discussions ended, Victor Made a motion, seconded by Linda, the the Board Hold a “Special Meeting” to refine the budget and establish an assessment value. The Board Voted unanimously to approve the motion.

Golf Hammock Owners Association

	\$200 / Lot	\$500 / Lot	\$600 / Lot
Revenue			
Assessment Write Off	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)
Assessments - 772 Lots	\$154,400.00	\$386,000.00	\$463,000.00
Clubhouse Use Fee	\$0.00	\$0.00	\$0.00
Garage Sale	\$450.00	\$450.00	\$450.00
Interest Income	\$100.00	\$100.00	\$100.00
Finance Charges	\$200.00	\$200.00	\$200.00
Fees	\$1,000.00	\$1,000.00	\$1,000.00
Attorney Fees Collected	\$0.00	\$0.00	\$0.00
Estoppel Requests	\$4,000.00	\$4,000.00	\$4,000.00
Misc. Income	\$125.00	\$125.00	\$125.00
Directory Ads	\$0.00	\$0.00	\$0.00
Property Owner Lawn Maintenance	\$0.00	\$0.00	\$0.00
Returned Check Charges	\$0.00	\$0.00	\$0.00
Total Revenue	\$159,275.00	\$390,875.00	\$467,875.00
Expense:			
Annual Assessments Printing	\$0.00	\$0.00	\$0.00
Annual Meeting	\$1,650.00	\$1,650.00	\$1,650.00
Printing / Postage - \$1500			
Room Rental - \$150			
Bank Service Charges	\$0.00	\$0.00	\$0.00
Activity Center	\$6,000.00	\$6,000.00	\$6,000.00
Rent - \$4800			
Utilities - \$1200			
Common Grounds			
General Maintenance	\$10,600.00	\$10,600.00	\$10,600.00
Misc. Repairs - \$1500			
Irrigation Maintenance - \$1600			
Fencing Maintenance - \$1500			
Mulching / Planter Beds - \$8500			
Tree Trimming - \$2500			
Lakes & Canals	\$13,500.00	\$13,500.00	\$13,500.00
Landscaping	\$10,000.00	\$10,000.00	\$10,000.00
Monthly - \$ 7500			
Landscape Maintenance - \$2500			
Mowing	\$15,000.00	\$15,000.00	\$15,000.00
Pest Control	\$1,800.00	\$1,800.00	\$1,800.00
Ant Control - \$500			
Ornamental - \$1300			
Garage Sale Rental	\$450.00	\$450.00	\$450.00
Insurance	\$7,250.00	\$7,250.00	\$7,250.00
Lighting	\$9,500.00	\$9,500.00	\$9,500.00
Directory			
Printing	\$0.00	\$0.00	\$0.00
Office Expense			
Postage	\$100.00	\$100.00	\$100.00
Supplies	\$500.00	\$500.00	\$500.00
Office Expense - Other	\$300.00	\$300.00	\$300.00
Professional Fees			
Legal	\$2,000.00	\$2,000.00	\$2,000.00
Accounting	\$8,220.00	\$8,220.00	\$8,220.00
Property Owner Lawncare	\$0.00	\$0.00	\$0.00
Security	\$150.00	\$150.00	\$150.00
Special Projects	\$359,687.00	\$359,687.00	\$359,687.00
Culverts	\$ 61,320		
3106 Duffer -2790 Duffer (exfil)	\$ 28,222		
3106 Duffer -2790 Duffer (no exfil)	\$ 5,844		
Eagle and Birdie Court	\$ 5,650		
Weir Board control	\$ 4,800		
Mills Pond ditch to Culvert 13	\$ 58,750		
Environmental Reserve Ditch Enhancem	\$ 5,000		
Engineering work	\$ 19,400		
Paving	\$ 168,702		
Canal Cleaning - Lakes & Ponds	\$ 2,000		
Front Entrance Walls			
FL NFP Annual Filing	\$75.00	\$75.00	\$75.00
Website Maintenance	\$2,900.00	\$2,900.00	\$2,900.00
Emergency Use Allowance	\$10,000.00	\$10,000.00	\$10,000.00
Total Expenses	\$459,682.00	\$459,682.00	\$459,682.00
Net Revenues / Expenses	(\$300,407.00)	(\$68,807.00)	\$8,193.00

cost of
Business
Allowance

- 2. Activity Center Lease** - A draft Lease is not ready for consideration by the board. George Made a motion, seconded by Marge to table any lease discussion until a lease is available. The motion passed unanimously.

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. Member time is limited to 3 minutes.

A number of member comments focused on the length of time any assessment increase would be active. Board members indicated that assessment values are based on approved budgets by a sitting board and they could not speculate on the priorities and actions of future boards. Victor also indicated that, with membership approval, reserve accounts could and should be established to earmark funds for deferred maintenance of known recurring expenses such as Road Paving and infrastructure repair.

A member commented on speeding by Gas powered Golf carts, and off-road vehicle using the roads. The member questions when and what the board was going to do to stop this activity.

Several members spoke in support of the Board and it's efforts to explain the needed infrastructure repairs.

Next Meeting:

The next General Board Meeting will be held on Monday, December 11, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

Adjourn: On a motion by Victor seconded by Mark the meeting was adjourned at 9:21 pm.

Respectfully submitted,

George Kibe