GOLF HAMMOCK OWNERS ASSOCIATION, INC.
Board Meeting, October 12, 2026, at 7:00 PM
Golf Hammock Activity Center

BOARD MEETING MINUTES

1. **Call to Order and Welcome** – meeting was called to order at 7:00 P.M.

2. **Attendance of Board** – John Waddell present, Brian Simmions present, Norm Sochia present by phone, Nancy Beatty present, Antonia D'Elia present, John Rovero present.

3. **Approval of Minutes –September 14, 2026, Meeting** – Motion to approve the minutes made by Brian Simmons, seconded by John Rovero. Motion carried.

4. **Committee & Officer Reports:**
   a. Activity Center & Special Events – Rachelle Lovett/John Waddell.
   John Waddell commented that Rachelle Lovett continues to be pleased with the use of the activity center.

   b. Architectural Committee – Brian Simmons.
   Brian Simmons reported that he had 4 requests and 4 approvals.

   c. Common Grounds – Nancy Beatty.
   Nancy Beatty reported that D&J fixed the broken sprinkler pump on the west entrance.

   d. Database / Directories – Antonia D'Elia – No report.

   e. Lakes & Ponds – Norm Sochia
   Norm Sochia reported that everything looks good.

   f. Roads and Drainage – John Rovero
   John Rovero reported that he hasn't seen any issues with the drainage with the recent downpours we have had.

   g. Violations – John Waddell. Dumping Yard Waste, Parking in Grass Areas. Violation Committee Openings
   John Waddell reported that he addressed a couple of violations.

   h. Welcoming – Mary Lou Woodard – No report.

   i. Secretary – Antonia D'Elia – No report.

   j. Treasurer – Brian Simmons
   Brian Simmons gave his financial reports for September. Checking account balance was

$397,075.92 and ending balance was $390,923.76. Saving account balance: $138,830.74 Outstanding account receivables is $31,115.39.

k. Vice President – John Rovero - No report.

l. President – John Waddell

John Waddell commented to the Board that he would like us to talk to our vendors to see what next year's pricing is going to look like for our upcoming budget. Trick-or-Treat is going to follow the City of Sebring's schedule – Saturday, October 31, 2026, from 6-9 PM.

5. Old Business

a. Compliance – FL State Bill – Progressing – Should have adjustments to Website Completed in the next month.

John Waddell commented that we have some new updates to the HOA website in the next coming weeks and updates will be shared in our upcoming meetings.

b. Open Positions on the Board – Total of 3 Positions – 1 with term thru 2026 & 2 with terms thru 2027 – The 2026 position will be filled first.

John Waddell commented that we are still running 3 positions short on the board and if anyone is interested, please let him know.

6. New Business - None

7. Homeowner Questions / Comments – see Sign in Sheet

8. Next Monthly Meeting is November 9, 2026.

9. Motion for Adjournment

Meeting adjourned at 7:18 PM, Motion by Brian Simmons and seconded by John Rovero. Motion carried.

Golf Hammock Owners Association, Inc.
Balance Sheet - Tax Basis - No Disclosures
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	390,923.76
Savings	138,830.74
Total Checking/Savings	529,754.50
Accounts Receivable	
Accounts Receivable	39,379.80
Total Accounts Receivable	39,379.80
Other Current Assets	
PrePaid Insurance	11,467.39
Total Other Current Assets	11,467.39
Total Current Assets	580,601.69
TOTAL ASSETS	580,601.69
LIABILITIES & EQUITY	
Equity	
Net Equity	461,994.23
Net Income	118,607.46
Total Equity	580,601.69
TOTAL LIABILITIES & EQUITY	580,601.69

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs. Actual - No Disclosures
January through September 2026

	Jan - Sep 26	Budget	$ Over Budget	% of Budget
Income				
Assessments	289,500.00	289,500.00	0.00	100.0%
Estoppel Fee	3,150.00	3,000.00	150.00	105.0%
Finance charges	0.00	250.00	(250.00)	0.0%
Fees	3,475.00	1,500.00	1,975.00	231.7%
Garage Sale Income	280.00	360.00	(80.00)	77.8%
Interest Income	10.38	14.16	(3.78)	73.3%
Assessment Write-off	(25.20)	(600.00)	574.80	4.2%
Total Income	296,390.18	294,024.16	2,366.02	100.8%
Gross Profit	296,390.18	294,024.16	2,366.02	100.8%
Expense				
Annual Assessments	0.00	1,003.00	(1,003.00)	0.0%
Annual Meeting	21.50	1,102.16	(1,080.66)	2.0%
Clubhouse Rental	6,300.00	8,400.00	(2,100.00)	75.0%
Common Grounds	50,538.34	60,582.00	(10,043.66)	83.4%
Garage Sale Expense	139.80	200.00	(60.20)	69.9%
Insurance	9,844.98	9,710.00	134.98	101.4%
Lighting	7,772.73	10,440.00	(2,667.27)	74.5%
Office Expense	1,413.30	4,500.00	(3,086.70)	31.4%
Professional Fees	10,902.82	20,795.00	(9,892.18)	52.4%
Security	0.00	7,800.00	(7,800.00)	0.0%
Special Projects	87,515.00	330,000.00	(242,485.00)	26.5%
Taxes	61.25	200.00	(138.75)	30.6%
Web Site Maintenance	3,273.00	4,100.00	(827.00)	79.8%
Emergency Use	0.00	10,000.00	(10,000.00)	0.0%
Total Expense	177,782.72	468,832.16	(291,049.44)	37.9%
Net Income	118,607.46	(174,808.00)	293,415.46	(67.9)%

Golf Hammock Owners Association

Treasurer Report

September 2026

Date	Description	Budget Line#	Amount	Memo
	CHECKING ACCOUNT			
9/1/2026	**Beginning Balance**		**$ 397,075.92**	
9/1/2026	RUTHIE O'NEILL - BILL PYMT - NBI	31	($325.00)	Web hosting
9/2/2026	Duke Energy	21	($756.73)	DR Entrance
9/2/2026	Duke Energy	21	($33.39)	Entrance
9/2/2026	Duke Energy	21	($43.22)	Fountain
9/2/2026	Sunny South Exterminators	17E	($180.00)	Common Grounds
9/2/2026	Heartland Real Estate	15A	($700.00)	Activity Rent
9/4/2026	Aquatic weed Control	17	($1,156.00)	Lakes & Ponds August
9/4/2026	LawnMasters of Highlands	17D	($2,235.00)	Common Grounds
9/9/2026	Pella & Associates	25	($950.00)	Accounting
9/9/2026	Deposit		$475.00	
9/11/2026	Extra Space Storage	23F	($186.86)	Records storage
9/15/2026	Nancy Beatty	16E	($147.30)	Common Grounds
9/15/2026	John Revero	16B	($20.41)	Sign Repair
9/21/2026	Artistic Frames Signs	16B	($118.25)	Signs
9/24/2026	Revell Tree Service	#27	($150.00)	Tree removal
9/30/2026	Deposit		$375.00	
9/30/2026	**Ending Balance**		**$ 390,923.76**	
9/30/2026		Total Deposits	$950.00	
		Total Payments	$7,002.16	
		Net Change	$7,952.16	
	SAVINGS ACCOUNT			
9/1/2026	**Beginning Balance**		**$ 138,829.60**	
9/30/2026	Credit Dividends		$ 1.14	
9/30/2026	**Ending Balance**		**$ 138,830.74**	

Total Accounts Receivable as of the end of September 2026 was $31,115.39 19 Lot Owners owe the GHOA money, resulting in over 3.0% of the Total Lot Owners.

GOLF HAMMOCK OWNER'S ASSOCIATION

OF TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025

AFTER PAYMENTS RECEIVED THRU 09/30/2026

Amount Owed	Address	Lot#		
$ 1,295.29	2501 Par Lane	00031		x
$ 1,295.29	2511 Par Lane	00032		x
$ 830.62	3402 Par Rd	00041		x
$ 5,802.00	2300 Fairway Circle	00053	Lien	x
$ 1,295.29	2814 Par Rd	00082		x
$ 1,324.25	3109 Par Rd	00094		x
$ 3,030.94	3003 Divot Rd	00122		x
$ 830.94	2762 Duffer Rd	00228		x
$ 858.03	1800 Chip-It Way	00282		x
$ 1,288.88	4109 W. Mulligan Ct	00299		x
$ 3,446.88	4309 Duffer Loop	00304	Lien	x
$ 4,000.67	4609 SandWedge Way	00323	Lien	x
$ 830.67	4604 Duffer Loop	00363		x
$ 830.94	1905 Dog Leg Dr	00371		x
$ 830.94	2408 Lost Ball Dr	00424		x
$ 830.94	2537 Dog Leg Dr	00483		x
$ 830.94	2921 Summertree Dr	CP049A		x
$ 830.94	2408 Golf Hammock Dr	GPV02A		x
$ 830.94	2401 Golf Hammock Drive	00001-1		x
$ 31,115.39	**Report Total**			

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 10/12/2026
Time: 7:00
Location: GH Activity Center

Name	Address	Topic
EDWIN & LYNDA PANTOJA	1300 PUTTER CT	
LORENE SIMMONS	3502 DUFFER RD.	
Dave Stratton	2021 Par Rd	
Fred/Vickie Pinkston	1812 Sandtrap	
Tom Summers	2909 Sugar Pine Circle	
Kenneth Hamlin	2510 Par Rd.	
Steve & Kate Casemier	2402 Golf Hammock	
~~Anthony Miller~~		makes on the agenda/off