

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING MINUTES MONDAY, APRIL 12, 2021  
SEBRING CHRISTIAN CHURCH  
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, Richard Smith, Donald Robinson, Marge Schindewolf

**Approval of Meeting Minutes**

Motion made by John Waddell to approve March Minutes. Richard Smith Second. Motion approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

- Talked with Bob Schroeder about hole on Waterwood Drive at the culvert in Cormorant Point
- Resolving problem with a violation with Bob, Mike and Donnie
- Checked on sprinklers and irrigation pump at the front entrance  
Bob will explain situation
- Talked to Cormorant Point residents about swales, and MRTA
- Took MRTA ballots to Cindy to give to Residents that did not receive one, and or forgot to put address on
- Took a packet with ballot to a resident who called
- Went to the bank with John Waddell to sign signature card for checks
- Received phone calls from realtors, people moving into Golf Hammock asking questions

**Vice President: Robert Schroeder**

- Continued work on new signage
- Continued work on speeding resolutions
- Continued work on MRTA ballot receiving
- Worked property owner issues

**Secretary: Matt Nelson**

No Report

**Treasurer: John Waddell**

Golf Hammock Owners Association					
Treasurer Report					
March 2021					
ASSESSMENT SUMMARY					
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 Remaining Detail:	#of Lots	Amt Due	
		\$ 375.00	54	\$ 20,250.00	
		\$ 377.00	1	\$ 377.00	
		\$ 400.00	1	\$ 400.00	
		\$ 402.00	1	\$ 402.00	
		\$ 411.61	1	\$ 411.61	
		\$ 415.09	1	\$ 415.09	
		\$ 434.00	1	\$ 434.00	
		\$ 802.00	8	\$ 6,416.00	
		\$ 1,238.61	5	\$ 6,193.05	
		\$ 1,823.64	2	\$ 3,647.28	
		Totals	75	\$ 38,946.03	
Date	Description	Budget Line#	Amount	Memo	
CHECKING ACCOUNT					
3/1/2021	Beginning Balance		\$ 423,163.59		
3/2/2021	RUTHIE O'NEILL - BILL PYMT - TB8CN75P	35	(\$325.00)	Web Hosting	
3/2/2021	Deposit		\$427.00		
3/2/2021	Deposit		\$6,450.00		
3/2/2021	Deposit		\$5,625.00		
3/8/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - 1BKCS17A	29	(\$850.00)	Accounting Monthly	
3/8/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - RB1CPIN7	23	(\$47.63)	Fountain	
3/8/2021	DUKE ENERGY FLORIDA - BILL PYMT - 5BACUIN7	23	(\$584.80)	Lighting	
3/8/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 2BMCPIIN7	23	(\$27.82)	West Entrance	
3/8/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 8BFCITIN7	15	(\$23.97)	Activity Center - Utilities	
3/9/2021	METAVANTE CORP - BILL PYMT - GOLFHAMMOCKOWNE	9	\$32.31	Misc. Income	
3/11/2021	Deposit		\$1,591.01		
3/11/2021	Deposit		\$1,500.00		
3/11/2021	Deposit		\$6,750.00		
3/11/2021	Deposit		\$6,750.00		
3/11/2021	Deposit		\$270.00		
3/15/2021	BOGUS PRINTING, INC. - BILL PYMT - IB6C2IKZ	24	(\$3,101.38)	Directory Printing	
3/15/2021	RUTHIE O'NEILL - BILL PYMT - PB2C9IKZ	35	(\$39.90)	Domain Renewal - 2 years	
3/15/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ZBKCR1KZ	19	(\$580.00)	Common Grounds - Mowing	
3/15/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - CB8CEIKZ	17	(\$1,101.00)	Monthly Pond Weed Control - February	
3/15/2021	JUDY TRIER - BILL PYMT - 4BNCDIKZ	16 & 21	(\$236.66)	Christmas (\$105.96 & Yard Sale \$130.70)	
3/15/2021	LERMA'S LANDSCAPING - BILL PYMT - 2B8C1IKZ	18	(\$600.00)	Landscaping - Monthly (February)	
3/19/2021	Deposit		\$5,700.00		
3/19/2021	Deposit		\$75.00		
3/22/2021	BOGUS PRINTING, INC. - BILL PYMT - ABNCRIIM	25	(\$5,594.19)	Covenant Printing, Mailing, & Postage	
3/22/2021	LERMA'S LANDSCAPING - BILL PYMT - GB6CNI7M	18	(\$600.00)	Landscaping - Monthly (March)	
3/22/2021	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - RBNCAIIM	17	(\$150.00)	Aeration Repair	
3/22/2021	CLARK PEST CONTROL - BILL PYMT - 6BDCUI7M	20	(\$305.00)	Common Grounds - Fertilizing	
3/22/2021	BOB SCHROEDER - BILL PYMT - 6BACCIIM	33	(\$13.20)	Reimbursement - Waterwood Drive - Hole Repair Supplies	
3/22/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - JBZCQI7M	17	(\$1,101.00)	Monthly Pond Weed Control - March	
3/24/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 4BUCZISE	15	(\$700.00)	Activity Center - Rent	
3/30/2021	JOHN C. WADDELL - BILL PYMT - NBLC4ITO	34	(\$185.00)	Reimbursement - Florida Annual Filing Fee - 2021	
3/30/2021	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - MB1C7IPO	17	(\$150.00)	Aeration Repair - Duplicate Payment	
3/30/2021	BOB SCHROEDER - BILL PYMT - FB3C8IPO	18	(\$57.91)	Reimbursement - Maintenance Supplies - Main Entrance	
3/31/2021	Ending Balance		\$ 441,959.45		
SAVINGS ACCOUNT					
3/1/2021	Beginning Balance		\$ 138,753.16		
3/31/2021	Credit Dividends		\$ 1.18		
3/31/2021	Ending Balance		\$ 138,754.34		

At the time of the meeting Treasurer John Waddell reported approximately \$38,000.00 in outstanding assessments which equates to 75 lots. 7 lots are over \$1,000.00 past due. Treasurer John Waddell has a plan to send letters to delinquent homeowners and follow up with appropriate actions.

## **Committee Reports:**

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

- Cleaned up island #1 & 2 at east entrance
- Painted curbing/lights on islands 1 & 2 east entrance
- Trouble shot irrigation system – found bad pump
- Worked with irrigation support contractor to obtain new pump and arranged installation
- Cleared out brush from pump area to prepare for equipment use to remove & replace irrigation pump

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

- Sonar was added to Lake Clara and Elaine it will take 60-90 days to see improvement

### **Complaints and Violations – Mike Maloy, Chair**

Complaint 20213 Pool cage and fence in need of repairs

Was told by Nancy Beatty to write a violation letter and Bob Schroeder was to hand deliver and take it from there. I asked Bob what was going on and he hasn't gotten back to me.

Pool cage appears to have been removed but now a new violation is that pool is not entirely enclosed

\*Getting further quotes to close the fence around the pool.

Complaint 20214 RV parked in drive

I visited site and homeowner stated they had been working with Bob and he gave them permission to have it there while working on the house.

Assured me that it would be gone by April 7, 2021 and all debris and unlicensed vehicle in drive would be removed also.

\*Issue has been resolved

Complaint 20215 RV parked on lawn

Rv has been removed

Complaint 20216 Foul odor coming from golf course maintenance area

I visited site and noticed an odor that smelled like raw sewage or chemicals I have witnessed washing and dumping of chemical tanks in that area. I have a call in to the Highlands county board of health as to what action we can take.

Complaint 20217 Multiple cars parked in lawn, above ground pool in and possible multiple families living there.

Sent violation letter to out of town homeowner and to occupants

\*New Tenants with a large family. When they were made aware of restriction they began to comply.

Complaint 20218 Utility trailer parked in yard

Sent violation letter to out of town homeowner and occupant

Complaint 20219 RV parked in drive for some time and utility trailer parked in yard.

Same house as in complaint 20214 Rv is gone trailer moved to driveway and appears they are in the process of cleaning up.

Complaint 20221 Unlicensed vehicle in drive

Vehicle has been removed

Follow up on a violation for fence installed on golf course and not set back 25' . I Talked with Donnie Robinson to see if they had approval from architectural committee, which they had not. Donnie said he discussed the matter with Bob Schroeder and that Bob said he would grandfather it in.

**\*\*Mike Maloy, resigned as Director from the Golf Hammock Owners Association. President Nancy Beatty made an announcement encouraging volunteers for the open Director positions on the Board.**

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

Second notices have been mailed to all affected members regarding start dates for all drainage projects. At the time of this writing (April 5, 2021), drainage restoration on Lost Ball Drive is scheduled to commence on April 6, Cormorant Point Drive is scheduled for April 14, and Golf Haven Terrace for April 21. Start Dates are tentative.

Upon completion of the drainage restoration projects and road resurfacing scheduled for Cormorant Point, there are no other major projects scheduled for this year.

**\*\*Chair Richard Smith asked that homeowners inform him they have any water pooling in excess of 24hrs.**

### **Bylaws, Covenants, Restrictions - Albert Smith, Chair**

Update submitted by Mark Walczak

The Organizing Committee continues the process of reapplying for the revival. Ballot counting has been happening over the last several weeks, and as of this point we have reached an important threshold where a 51.7% majority of the 772 parcels/Members have indicated a “DO Consent” to the revival of the Covenants and Restrictions. All of the Ballots have been turned over to Attorney Breed, and he is starting to prepare the supporting documentation that has to be sent to the State of Florida.

Additional ballots arriving after this point will be added to the total until the application is ready for submission.

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

Approvals for March

1 for a little library

1 for a white vinyl fence

1 for a garden arch

2 docks

1 drive way and walk way widen

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

For the month of March we had three new residents for Golf Hammock: KLOTZ, Michael & Lisa of Dog Leg Dr; STANFORD, Susan of Duffer Rd, & BILSON, John of Divot Lane.

No new residents for Cormorant Point.

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

Activity Center: Some activities are being work on for future return in compliance with guidelines. GHOA villas annual meeting was held in activity center. Library has been well used by residents and continue to be open. In hopes, other activities could resume in the months ahead.

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

No Report

### **Welcoming – Joyce Rowe**

I handed out 5 welcome flyers, delivered 2 directories, and had 1 meeting.

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

No report from the Street Captain.

## Website Report for Month of March, 2021

- Published 5 ShoutOuts in March:
  - March 8, 2021 General Meeting Agenda (March 5)
  - 2021 Assessments Due (March 17)
  - Covenant Revival Ballots (March 18)
  - 2021 Assessments are Due Reminder (March 24)
  - Covenant Revival Ballots Reminder (March 31)
- Posted March Draft Meeting Minutes
- Posted February Final Minutes
- Posted CPHA March 2021 Board of Directors Meeting
- Updated Upcoming Events and Announcements on Homepage
- Received 8 emails through the website and forwarded them to the GHOA Secretary
- Received 11 New Subscribers to the website

### **Old Business:**

- Addressed with Officer and Committee Reports. No items required a board vote.

### **New Business:**

- Vice President Robert Schroeder explained the short, Golf Hammock Ownership guide will be rewritten.
  - A draft will be prepared and circulated between the directors for discussion
  - Final draft will be voted on by Board
  - Street captains will distribute to homeowners.

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

Next Meeting Monday May 10, 2021

Motion to adjourn made by Robert Schroeder. Donnie Robinson 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)**