

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES

Monday, December 8, 2025

Meeting was called to order by President John Waddell @ 7:00 P.M.

Number of Homeowner's present at meeting (24)

Board Directors Present:

John Waddell, Norm Sochia, John Rovero, Nancy Beatty, C. Brian Simmons and Antonia D'Elia.

Approval of Meeting Minutes:

Motion made by John Rovero to approve the November 10th meeting minutes. and second by Norm Sochia. Motion was approved unanimously.

Officer Reports:

C. Brian Simmons

Activity Center & Special Events Report: No report

Architectural Committee: He commented that he has 2 new projects this month.

Nancy Beatty

Common Grounds Committee: She planted more plants. The stone circles will be done in January.

Antonia D'Elia

Database & Directories: No updates. Antonia thanked John Waddell and the board for holding down the fort while she was out due to the passing of son.

Norm Sochia

Lakes and Ponds: Ponds are a little low due to the lack of rain.

John Rovero

Roads & Drainage: The drainage project that they had in motion on Eagle and Birdy Courts was completed on 11/20. He had the same contractor look at the issue located at 4812 Duffer Loop and the discovered that the metal pipe is gone and rusted away, the pipe was replaced. Unknown at this time until further work is done to see if any other pipes will have the same issue throughout Golf Hammock. He anticipates that an Engineering Assessment will need to be done at some point. They are looking at one more project, which is a water issue in Cormorant Point.

Judy Trier

Complaints and Violations: Spoke to several homeowners about having contractors work on Sundays and solicitors.

John Waddell gave an update to the Webmaster Report:

New subscribers: 6

1 party contacted us, and we had 1 shoutout.

John Waddell

Treasury Report: We started the month of November with \$437,000.00 (in round numbers) and there were no deposits in the month of November, and we spent \$93,256.00 to Tillman for the projects that he has worked on. Bank balance at the end of the month was \$344,500.00 and we have \$138,819.00 in our savings account. John also commented that we still have \$26,738.42 owed by homeowners, 3 of them have liens and 1 foreclosure that owes \$5,300.00 in assessments.

John Rovero

Vice President Report: No report.

John Waddell

President Report: He had a couple realtor calls this month and met with the attorney about Tract A and the Golf Hammock Association does not own it and there is nothing the HOA can do on Tract A.

Old Business:

We are close to being compliant with the new house bill and the biggest thing we need to decide is whether we want to use goggle or want to supply the members with hard drives. John will be doing some further research and will bring it back to the board.

The Board reviewed the 2026 Budget Draft which included some adjustments discussed at the November Meeting. A motion was made to approve the Budget as now presented. The motion was seconded and passed unanimously.

New Business:

John Waddell commented on the new positions that will be available for the board and that the Annual Meeting will be held on Saturday, 01/24, at 1:00 pm at the Sebring Christian Church.

**Golf Hammock Owners Association
Treasurer Report
DECEMBER 2025**

Date	Description	Budget Line#	Amount	Memo
12/1/2025	Beginning Balance		\$ 344,531.02	
12/1/2025	RUTHIE O'NEILL - BILL PYMT - 68111R6	31	(\$325.00)	Web Hosting
12/8/2025	NASH LEGAL P.A. - BILL PYMT - ZBN1XZ9G	24	(\$250.00)	Legal Services
12/8/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - R851WZ9G	15A	(\$300.00)	Activity Center Fee
12/8/2025	NANCY BEATTY - BILL PYMT - TBW17Z9G	17A	(\$121.43)	Reimbursement - Flowers
12/8/2025	JUDY TRIER - BILL PYMT - NBZ1JZ9G	23D	(\$172.78)	Reimbursement - Christmas Decorations
12/8/2025	DUKE ENERGY - BILL PYMT - CBA1UZ9G	21	(\$33.40)	West Entrance
12/8/2025	DUKE ENERGY - BILL PYMT - ABA1QZ9G	21	(\$45.76)	Fountain
12/8/2025	DUKE ENERGY - BILL PYMT - OBH1PZ9G	21	(\$846.92)	Lights
12/8/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - WB21VZ9G	17D	(\$695.00)	Mowing - November 2025
12/9/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - 7BE1XJZ	25	(\$950.00)	Accounting Fees
12/15/2025	TILLMAN CONSTRUCTION OF LP - BILL PYMT - HBX1OZKJ	29A	(\$20,000.00)	Deposit - Drainage Work - Par Rd/Cormorant Pt Dr.
12/16/2025	TILLMAN CONSTRUCTION OF LP - BILL PYMT - WB1L2Z7Z	29A	(\$20,000.00)	Deposit - Drainage Work - Par Rd/Cormorant Pt Dr.
12/17/2025	TILLMAN CONSTRUCTION OF LP - BILL PYMT - QBW1DZ2K	29A	(\$10,000.00)	Deposit - Drainage Work - Par Rd/Cormorant Pt Dr.
12/23/2025	CARPENTER PRINTING & MORE - BILL PYMT - FBW1CZEN	13A	(\$213.71)	Printing - Annual Meeting
12/23/2025	JOHN C. WADDELL - BILL PYMT - AB61YZ3N	23C	(\$35.00)	Reimbursement - Mailbox Keys
12/23/2025	LERMA'S LANDSCAPING - BILL PYMT - 8B41SZ5N	17B	(\$800.00)	Common Grounds - December
12/23/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - 2BH1AZEN	17	(\$1,156.00)	Common Grounds-Lakes & Canals
12/23/2025	NANCY BEATTY - BILL PYMT - NBA1QZ3N	17C	(\$119.50)	Reimbursement - Landscape Maintenance
12/23/2025	RUTHIE O'NEILL - BILL PYMT - WBF1OZ3N	31	(\$288.00)	Reimbursement - Website Annual Fee
12/24/2025	Deposit		\$3,150.00	
12/31/2025	Ending Balance		\$ 291,328.52	
		Total Deposits	\$3,150.00	
		Total Payments	(\$56,352.50)	
		Net Change	(\$53,202.50)	
	SAVINGS ACCOUNT			
12/1/2025	Beginning Balance		\$ 138,819.18	
12/31/2025	Credit Dividends		\$ 1.18	
12/31/2025	Ending Balance		\$ 138,820.36	

Total Accounts Receivable as of the end of December 2025 was \$25,345.76. 32 Lot Owners owe the GHOA money, resulting in over 4.1% of the Total Lot Owners.

**GOLF HAMMOCK OWNER'S ASSOCIATION
REPORT OF AMOUNTS OF \$100 OR MORE OWED
AFTER PAYMENTS RECEIVED THRU 12/31/2025**

Amount Owed	Address	Lot#	
\$ 409.97	3800 Par Rd	00023	
\$ 430.94	3709 Par Rd	00026	
\$ 895.29	2501 Par Lane	00031	
\$ 895.29	2511 Par Lane	00032	
\$ 430.62	3402 Par Rd	00041	
\$ 5,402.00	2300 Fairway Circle	00053	Lien
\$ 895.29	2814 Par Rd	00082	
\$ 430.94	2808 Par Rd	00083	
\$ 412.98	2802 Par Rd	00084	
\$ 924.25	3109 Par Rd	00094	
\$ 430.94	3003 Divot Rd	00122	
\$ 437.35	3601 Divot Rd	00181	
\$ 430.94	2762 Duffer Rd	00228	
\$ 430.94	3810 Divot Rd	00236	
\$ 458.03	1800 Chip-It Way	00282	
\$ 888.88	4109 W. Mulligan Ct	00299	
\$ 3,046.88	4309 Duffer Loop	00304	Lien
\$ 3,600.67	4609 SandWedge Way	00323	Lien
\$ 430.67	4604 Duffer Loop	00363	
\$ 430.94	4624 Duffer Loop	00367	
\$ 430.94	1905 Dog Leg Dr	00371	
\$ 430.94	2154 Dog Leg Dr	00394	
\$ 430.94	4520 Bunker Dr	00406	
\$ 430.94	2408 Lost Ball Dr	00424	
\$ 908.76	4611 Bunker Dr	00460	
\$ 430.94	4605 Bunker Dr	00461	
\$ 430.94	2537 Dog Leg Dr	00483	
\$ 430.94	2900 Lost Ball Dr	00504	
\$ 430.94	2921 Summertree Dr	CP049A	
\$ 430.94	2408 Golf Hammock Dr	GPV02A	
\$ 430.94	2702 Golf Hammock Dr	GPV08B	
\$ 430.94	2401 Golf Hammock Drive	00001-1	
\$ 27,362.91	Report Total		

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs Actual - No Disclosures
January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500 00	289,500 00	0 00	100 0%
Attorney Fee	1,020 00	0 00	1,020 00	100 0%
Estoppel Fee	4,575 00	3,750 00	825 00	122 0%
Finance charges	1,424 49	375 00	1,049 49	379 9%
Fees	1,650 00	1,000 00	650 00	165 0%
Garage Sale Income	360 00	260 00	100 00	138 5%
Interest Income	13 88	14 00	(0 12)	99 1%
Assessment Write-off	(666 88)	(50 00)	(616 88)	1,333 8%
Total Income	297,876 49	294,849 00	3,027 49	101 0%
Gross Profit	297,876 49	294,849 00	3,027 49	101 0%
Expense				
Annual Assessments	977 11	1,063 56	(86 45)	91 9%
Annual Meeting	160 61	1,138 56	(977 95)	14 1%
Clubhouse Rental	3,366 81	3,600 00	(233 19)	93 5%
Common Grounds	55,407 23	54,732 00	675 23	101 2%
Garage Sale Expense	170 16	300 00	(129 84)	56 7%
Insurance	11,247 70	8,000 00	3,247 70	140 6%
Lighting	10,603 11	9,015 00	1,588 11	117 6%
Office Expense	701 63	2,880 00	(2,178 37)	24 4%
Professional Fees	18,584 71	19,800 00	(1,215 29)	93 9%
Security	4,050 00	3,900 00	150 00	103 8%
Special Projects	158,749 00	380,000 00	(221,251 00)	41 8%
Taxes	200 00	185 00	15 00	108 1%
Web Site Maintenance	4,572 70	4,100 00	472 70	111 5%
Emergency Use	0 00	10,000 00	(10,000 00)	0 0%
Total Expense	268,790 77	498,714 12	(229,923 35)	53 9%
Net Income	29,085 72	(203,865 12)	232,950 84	(14 3)%