



Published by Golf Hammock Owners' Association

January / February 2015

President's Letter

Please join me in welcoming Wendy Hardy, Rose Cookman and John McAngus to the Board. Their areas of responsibilities are listed in the Reorganization Meeting minutes.

Thanks to Millie Grime whose term expired this year. Millie is one of the most dedicated residents of this community who has served a long time as secretary. She was instrumental in setting up the website and getting it operational. She's responsible for the information signs at the entrances. Also, she has provided the leadership in organizing games that the community continues to enjoy. Kudos to Millie for a yeoman's job.

Many thanks also to Tom Senior whose term also expired this year. Tom accepted the treasurer's job after John Hay resigned. He did a tremendous job of learning about the financial workings of our community and was able to get almost all assessments paid. Kudos to Tom for a job well done.

A special thank you to Dr. Sandy Todd who served as president for the last four years. Under her leadership, many improvements were made at both entrances along with beautifying landscaping along Hammock Road. Sandy will continue on the Board as committee chairperson for Landscaping/Front Entrances/Lots.

The regular meeting and workshop have been consolidated. They will be held the first Wednesday at the Clubhouse.

Workshop 5:45 P.M.-6:45 P.M.

Regular Meeting 7:00 P.M.

The next workshop and meeting will be Wed. March 4, 2015.

Hardric McMillon, President

Website News

If you have any problems getting the website, please contact Ruthie O'Neill at her e-mail addresses: ghoaonline@gmail.com or webmasterghoa@gmail.com or call her at 267-885-4043.

Annual report: As webmaster of GHOA, I am committed to providing a website that best serves the needs of the Golf Hammock community. The website went live in 2013 and has been redesigned and improved according to website performance standards. The GHOA website is optimized to work best using the following web browsers: Internet Explorer 9/10, Google Chrome, Firefox, and Safari (Apple).

If anyone is experiencing problems with the website, or has computer related questions, I can be contacted at 1-267-885-4043 or by e-mail at: ghoaonline@gmail.com or webmasterghoa@gmail.com. I am diligently working on increasing our GHOA Bay Virtual Garage Sale online presence. The program is still fairly new and I am currently working to improve visibility that extends throughout the Highlands County area.

The new Shout-Out Program will be another innovation that will keep GH residents up-to-date on information that is important to the community.

Thank you for allowing me to serve your community.

Reorganization Meeting

On January 17, 2015 at 3:05 P.M., a reorganization meeting took place directly after the annual homeowners' meeting. Board members gathered to select officers and assign committees. No monetary decisions were undertaken at this meeting.

Discussions occurred as follows: election of officers, time and dates of 2015 workshops and general meetings, update on police to monitor traffic for February 14 yard sale, and suggestions on how to terminate lawn waste being thrown on Bogey Boulevard (around the 7th golf course tee, which is common grounds.)

It was agreed to conduct both the workshop and general meeting on the first Wednesday of the month as follows: workshop begins at 5:45 P.M. followed by the general meeting at 7:00 P.M.

Judy Trier provided an update on traffic monitoring for the February 14th yard sale. The sheriff's office had not yet responded to our request for an officer to help contain traffic flow on Hammock Road. Suggestions were made to look into a security firm if an officer could not be obtained. (As noted in the previous newsletters, the cost of such presence would be paid for by the participants in the yard sale.) Judy also mentioned that a section of the common areas along Bogey Boulevard near the 7th tee were being used as a lawn waste dump. Discussions ensued regarding posting a few signs along the area and letting residents know it was not permitted to dump their lawn waste there. John and Judy will check the area to determine a course of action, and/or whether to add a posted sign, if necessary.

Members of the 2015 Board are as follows:

President—Hardric McMillon (Committee: Roads/Signs/Lights/Culverts)

Vice President—Judy Trier (Committee: Violations/Complaints)

Treasurer—Dr. Sandy Todd (Committee: Entrances/Landscape/Lots)

Secretary—Rose Chupka Cookman (Committee: Newsletter)

Data base/Directory/Street Captains/Website—Connie Wilhite

Common Grounds—John McAngus

Architecture—Shirley Kuznarik

Lakes/Clubhouse—Wendy Hardy

Shirley Kuznarik made a motion to accept the new Board reorganization and 2015 workshop and meeting schedule. Connie Wilhite seconded the motion. Motion passed unanimously by the Board members present. Judy Trier made a motion to end the reorganization meeting, Hardric seconded the motion. Motion passed unanimously by Board members present.

Board members absent: Wendy Hardy and John McAngus

Next workshop is Wednesday, February 4, 2015 at 5:45 P.M. followed by the general meeting at 7:00 P.M. Both meetings will be at the clubhouse.

Submitted by: Rose Chupka Cookman, Incoming Secretary

2015 GHOA WORKSHOP AND GENERAL MEETING SCHEDULE

ALL MEETINGS WILL BE HELD AT THE CLUB HOUSE. THEY ARE HELD THE FIRST WEDNESDAY OF EACH MONTH AS FOLLOWS: WORKSHOPS: 5:45 - 6:45 P.M. GENERAL MEETINGS: 7:00 P.M.

FEBRUARY 4, 2015
 MARCH 4, 2015
 APRIL 1, 2015
 MAY 6, 2015
 JUNE 3, 2015 (MAY BE CANCELLED)
 JULY 1, 2015 (MAY BE CANCELLED)
 AUGUST 5, 2015 (MAY BE CANCELLED)
 SEPTEMBER 2, 2015
 OCTOBER 7, 2015
 NOVEMBER 4, 2015
 DECEMBER 2, 2015

2015 CORMORANT POINT MEETING SCHEDULE

ALL MEETINGS WILL BE HELD AT THE GOLF HAMMOCK CLUB HOUSE. THEY ARE HELD THE FIRST WEDNESDAY OF EACH MONTH AT 4:00 P.M. AS FOLLOWS:

FEBRUARY 4, 2015
 MARCH 4, 2015
 APRIL 1, 2015
 MAY 6, 2015
 JUNE 3, 2015 (MAY BE CANCELLED)
 JULY 1, 2015 (MAY BE CANCELLED)
 AUGUST 5, 2015 (MAY BE CANCELLED)
 SEPTEMBER 2, 2015
 OCTOBER 7, 2015
 NOVEMBER 4, 2015
 DECEMBER 2, 2015

RULES TO REMEMBER

• Residents are reminded that **NO ONE UNDER THE AGE OF 14 IS ALLOWED TO DRIVE A GOLF CART DURING THE DAY/NIGHT. AFTER DARK ONLY THOSE 18 OR OLDER ARE ALLOWED TO DRIVE A GOLF CART. THIS IS STATE LAW. (GOLF CART MUST HAVE LIGHTS FRONT AND BACK.)**

- Only 2 dogs are allowed per household. Dogs are to be confined to their own yard or on a leash when being walked. OWNERS ARE EXPECTED TO CLEAN UP AFTER THEIR PETS.
- Fences cannot be higher than 6 feet tall.
- If a lot owner is contemplating doing changes to his property, (fences, garages, new rooms, patios, new garage, pool, etc.) the change must be Okayed by the architectural committee. Please call Shirley Kuznarik 382-3656 or kuzfla@yahoo.com

- Contractors (including yard workers) are NOT allowed to work on Sunday in GH. Residents and contractors should not start yard work until AFTER 8:00 A.M.
- Residents are asked to keep outside lights on at night in order to provide security for the development.
- Residents are reminded that lawns are to be sodded front to back and mowed once a week during growing season.
- Please do not place yard debris on undeveloped lots .
- Please make sure that lawn clippings are removed from paved and street areas when lawn mowing.
- Garage sales and estate sales of any kind are NOT allowed in GH.
- No signs, other than "For Sale" signs can be placed on any lot.

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Roy and Donna Clark
3409 Sugar Pine Circle

James H. Leggett
3011 Sugar Pine Circle

Bill and Judy Legel
2528 Dog Leg Dr.

Andrew Provence
2125 Par Road

Daniel and Cathy Jaco
4607 Pitching Wedge

Bill Huffman
2618 Golf Hammock Drive

Glen Johnson and Diana Iffert
2304 Lost Ball Drive

Leigh and Betsy Wells
3909 Mulligan Court, E.

The Golf Hammock community welcomes all of you!

"Recipe of the Month" Flounder au Gratin

Ingredients

- 1/4 c fine dry bread crumbs
- 1/4 c grated Parmesan cheese
- 1 lb. flounder
- 1/4 c Hellmann's Read Mayonnaise



Directions

In shallow dish or on sheet of unwaxed paper, combine crumbs and cheese. Brush all sides of fillets with mayonnaise; coat with crumb mixture. Arrange in single layer in shallow baking pan. Bake at 375 degrees for 20-30 minutes or until golden and fish flakes easily. Serves 4.

Golf Hammock Owner's Newsletter Annual Meeting - January 17, 2015

Meeting called to order at 2:00 P.M. by President, Sandy Todd.

Members present: Sandy Todd, Millie Grime, Tom Senior, Shirley Kuznarik, Connie Wilhite, Hardric McMillon, Judy Trier,
Absent: None

President Todd reminded people to sign up to speak at the end of the meeting.

The secretary gave proof of notice of the annual meeting. Proxies were mailed out during the 20-40 day period as set up in the By-Laws.

The secretary verified that there was a quorum for the meeting of 259 proxies.

Introduction of Nominees—President Todd introduced Rose Cookman. Wendy Hardy, the other candidate, was not able to be present.

Nomination from the floor—John McAngus's name was placed in nomination. Jim Wilhite read a letter from John stating that he would accept the nomination and serve on the 2015 Board. Judy Trier moved that the nominations be closed. Seconded by Dean Barber. Passed unanimously. Roxie McMillon moved that John McAngus be nominated to serve on the Board by acclamation. Joyce Rowe seconded. All Board members, Sandy, Connie, Hardric, Tom, Millie, Shirley, and the audience all voted in favor.

Nominations closed , Collection of ballots—Chuck Grime

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

There were no corrections or additions to the Jan. 25, 2014 annual meeting.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

The Association's fiscal year ended on December 31, at which time revenue for 2014 totaled \$120,025. This was about \$1,350 higher than budgeted due to better than anticipated collections of current year assessments, as well as late payment penalties and finance charges. There were offsetting overages and shortfalls relative to budget in categories such as clubhouse dues and use fees, reimbursements for legal expenses and advertisement for ads in our newsletter, directory, and on our website.

Total operating expenses and maintenance expense came to \$72,546 for the year. This was about \$10,000 less than the budgeted amount. Operating and maintenance expense consisted of \$37,850 to maintain the lakes and common grounds which was about \$1,600 less than anticipated and \$34,696 in administrative expense for insurance, street lighting, newsletter costs, accounting fees, clubhouse rent, and supplies and legal work which altogether was about \$8,400 less than anticipated.

Net operation income which is total revenue less operating and maintenance expense was \$46,715. This net operating income was used to cover \$2,711 for continued improvements to our front entrances. The balance of the net operating income will be used for our 2015 paving work. Cash on hand increased to \$178,978 as of December 31, 2014, but this is temporary because our planned 2015 paving work will bring this down to more normal levels.

It should be noted that because of our efforts to collect unpaid assessments, we currently stand with only a few owners in arrears. Also, in a few cases because of the HOA friendly Florida Statutes (I'm sure we have all heard of them.) there is a limit on what we can collect in cases of foreclosure and bankruptcy so there are some amounts we will be writing off as uncollectable.

Board Members Reports

Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com

December was again a quiet month for violations. Only four letters were sent out all with positive responses from the property owners.

Over the past year we have handled over 70 violation problems. All have received a letter or a call. Most people comply with the request in the letter but we are still working on a few problems.

A big concern recently has been with the bears visiting our neighborhood. It is important that all residents are careful with their trash. It should not be put out until the day of pickup and it should be in a container with a lid. We know this will not stop a bear from getting into the container but it will hopefully discourage them. It may not stop a bear but the container will stop a vulture.

We live in a deed restricted community and it is to everyone's benefit to keep their homes and property in line with the covenants. We, as board members, will continue to work in the upcoming year to keep this one of the premier neighborhoods in Sebring. Your help is needed by keeping your lawns mowed and trimmed, your landscaping trimmed and weeded and your fences in good repair.

If you have any questions concerning the covenants and restrictions, please give me a call. If any resident needs a copy of our restrictions, please contact me.

Please send complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

Data Base/Directory, Connie Wilhite, wilhite1530@comcast.net, 658-1854

Happy New Year to all! It is unbelievable how quickly 2014 has come to an end and here it is 2015! Thank you so much to everyone who has provided information on our new residents. I have said this many times before, but I want to extend a very grateful thank you to our Street Captains for Golf Hammock. Lillian Kachelries for Cormorant Point, and all neighbors who contributed input on new members of the community.

A heartfelt thank you to our Welcoming Committee for Golf Hammock, Ellyn Scholl-Losse and Trish Broksch

and for Cormorant Point, Lillian Kachelries for all their hard work putting together information and delivering it to our new residents. Many of our new residents might not know that Ellyn, Trish, and Lillian wear two hats: Street Captain and Welcoming Committee for Golf Hammock and Cormorant Point. All your efforts are noticed and very much appreciated. Thank you from all the community.

Our new directory will be published in 2016. Any and all input whether it is new, corrected or just verification of information will assist in creating an accurate directory. Please let me know if you do not wish to have certain information published in this upcoming directory. Please submit this information in writing as phone calls do not provide a valid record. You may drop a note in the clubhouse lock box on the door closest to the driving range or e-mail me at willhite1530@comcast.net

Even if you are not a Street Captain, please know that any information you can provide on new neighbors will be appreciated.

Secretary, Millie Grime, 471-9979, cnmgrime@embarqmail.com

The Board published eight newsletters this year. We received \$900 from a merchant that helped us reduce the price of the newsletter.

We purchased six signs to place at both entrances to alert residents about important matters.

Ruthie O'Neill, our webmaster, suggested that we join a Shout Out program that lets her send out e-mail blasts to residents of GH when there is something important that they should know. We are in the process of gaining permission from people to use their e-mail address for the e-mail blasts.

Common Grounds

ELECTRIC: The upgrading of the lighting at the Main Entrance and Islands was a major priority. Much time was spent in securing the appropriate electricians to accomplish the projects we desired to have completed. In the final end the projects were divided into two. One was redoing the strength of cabling to the islands and the second adding lighting to the right side of the Entrance with our Golf Hammock sign. After some time all was finally accomplished to the Board's satisfaction.

TREES: Cutting Edge trimmed trees on Mulligan Court East, Lost Ball at the entrance to the Storage Area, forty some palm trees at the main entrance and cut down the dead tree in the commons area on Dog Leg Drive. Three diseased trees on the edge of Lake Clara were removed by Crosson and Payne.

FENCING: Bids were received from some fencing companies to install the fencing needed. Fencing was replaced at two homes on Duffer Road (\$800.00) by Brooker Fence. Fencing had been cut by trespassers behind 4208 Duffer Road. A sheriff's report was written and placed in our records.

DRAINAGE: Excavation Point is looking into the drainage problem between Lake Clara and Lake Elaine and will determine the cost of fixing the broken drain grates.

Architecture, Shirley Kuznarik, 382 -3656, kuzfla@yahoo.com

Extend the existing garage, add another garage door and associated driveway/paving, and remove trees as necessary. Extend the existing garage 16 feet, relocate existing window, add door. Remove foliage and relocate as needed. The roof line follows existing pitch/architecture.

Two garden houses(sheds) eight sheds three home paint colors

Widen driveway, add new sidewalks, two swimming pools, including additions to patio and enclosure

Four fences two new homes addition to existing sun room and den. Add enclosed pool and patio

Roads, Hardric McMillon, hrcmillon@embarqmail.com, 382-9579

1. Several signs and posts that were in disrepair were replaced. Those that were still in good repair were sanded and painted. We will continue with this until completed.
2. A visual assessment of all the roads that had not been recently paved was completed to determine their condition and need for paving. This data will be used to determine the priority of roads to be paved.
3. A committee was set up to study the speeding issues and potential interventions. A survey was conducted by the Board to ascertain the options.
Of the community regarding speeding and the potential interventions to control it, there was no substantial support for any one of the interventions.

Lakes/Clubhouse, appointed chairperson, Wendy Hardy, 414-3727, gdhardy54@centurylink.net

Lakes

At the commencement of this year, the Regional Manager of Aquatic Weed Control appointed a new licensed technician, Joe Vasquez, with fourteen years of experience to treat our lakes. At that time Joe resurveyed the lakes and the treatments were adjusted accordingly.

In March we had a "blooming" of some sort of aquatic weed on several of our lakes. Les (the general manager) assured us that they were treating these problems and some of the chemicals they use will take up to three months to show results.

In May all lakes looked good; the large amount of rain received has really brought the water levels up. This summer the rain kept the lake levels up and the water clear. One of our residents took it upon himself to pay to have the water in Lake Clara tested. The results indicated no type of bacteria in the water, plus it's one of the cleanest lakes they have seen.

The Board received a renewal agreement from Aquatic Systems who maintains the aeration equipment on Lake Judy in Cormorant Point and voted its continuance. We also signed a renewed agreement with Aquatic Weed Control for the 2015 year to treat six lakes and one channel (between Lake Clara and Lake Elaine) in the amount of \$10,812.00

Clubhouse

In January of last year, yearly clubhouse dues were collected. The dues covered four months of rent for the clubhouse. A

game night was established in March. Over the summer another game night was created that occurred every other week. Also, there is now a book exchange, a book club, and other activities for the community to enjoy. Wendy Hardy decorated the clubhouse for Christmas.

Entrances/Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com

After the new plantings of azalea and viburnum were watched carefully, bids needed to be requested for systematic insecticide and fungicide spray to be applied four times per year and glandular fertilizer two times a year. Three bids were received and Clarke's Pest Control won the bid. The applications will occur in January, April, July, and October. Trees along Hammock Road need to be trimmed as they are hanging too low over the azaleas. Bids have been requested and will be approved soon for action to take place. Also, this year, the palms at the entrances have been trimmed. We also want to thank Lernas Landscaping for their diligence and care in keeping our entrances in great shape. This year, some updating of the lighting at the entrances occurred; common grounds lead the way in this project.

Undeveloped Lots

All undeveloped lot owners received a letter dated April 20, 2014. The letter served as a reminder of the new standing rule passed last September. It states "Undeveloped lots should be mowed as follows: once in the spring, twice in the summer, and once in the fall (four times per year). It was suggested that the spring mowing should be completed by May 31st, summer mowing between May 31st and September 30th and the fall mowing by November 15, 2014. Lots have been properly maintained. Two of the lots are in the process of having homes built.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch 471-3737, tbroksch@embarqmail.com

For 2014, Ellyn and Trish visited eighteen homes as follows: January-3, February-2, March-0, April-3, May-2, June-2, July-0, August-0, September-2, October-1, November-2, December-1

Neighborhood Watch No report.

New board members introduced: Rose Chupka Cookman, and Wendy Hardy (unable to be present)

Number of proxies received-- 259

Number of ballots cast --17

Quorum needed 232

Total number of votes cast- 276

Homeowners Comments

A resident read a prepared speech in which she stated that in the Dec. newsletter, "that if a cluster of homes ask for speed tables the Board would consider it." The resident is opposed to any speed tables and wondered if people would be notified if the speed tables would be put in. She also reiterated that pedestrians are the problem, not speeding in GH. According to her, FL Statutes state that pedestrians are required to get out of the way of cars. She believes that pedestrians should wear reflective vests and be educated about their role in accidents. She believes that we are creating problems in putting in speed tables. Her neighbor fell off a ladder and required an ambulance. The neighbor told the resident that the ambulance crew complained bitterly about the speed tables. She asked what the Board is going to do for the people who are against speed tables.

Hardric McMillon responded by saying that the Board is considering a range of options for slowing cars in GH.

Another resident spoke and thanked the Board for all its efforts to make Golf Hammock a great place to live. She said she had no thanks for people who do not support the Board and do everything they can to make its life miserable.

Another resident spoke and said she was new to the community and wanted to thank the Board for making GH safe for everyone. She appreciates the speed tables because she lives on Mulligan and felt that the speed tables had slowed people down. She mentioned that hospitals in the area had speed bumps (much worse than speed tables) that slow ambulances down. She respects differing opinions but felt that the speed tables do more good than harm.

Another resident spoke about living on Duffer Road just past Par. There is a speeding problem in that area. She personally witnessed a near crash when a school bus and another car that was speeding around a blind curve and almost collided. She has even had speeding cars drive through her lawn. She thanked the Board for all their efforts to help people of GH. She asked that everyone be less divisive and get along.

Another person spoke about walking and riding her bike in GH and said she always feels as if she is going to be hit by a car. She too, spoke about speeding on Par and felt that unless something is done someone is going to be hit. She suggested that solar powered signs that tell a driver's speed might be effective. She thanked the Board for replacing signs and poles.

Dr. Todd ended the meeting by requesting that more people get involved in maintaining the Board. She asked for help with suggestions about what might be done to get more people interested. There are over 700 people in GH but only a few take an active role in being Board members. There are only eight members on the Board for 2015. There should be nine to have a full complement. Board members can be added during the year. New blood is needed to keep an active board aware and involved for the good of the community. She reminded everyone that the Board is trying to do what they think is right for the community.

Judy Trier moved that the meeting be adjourned. It was seconded by Shirley Kuznarik. The motion was passed unanimously.

Meeting adjourned at 3:00 P.M.

Submitted by: Millie Grime, Secretary

Golf Hammock Owner's Association Meeting February 4, 2015

Members present: Hardric McMillon, Judy Trier, Rose Chupka Cookman, Connie Wilhite, John McAngus, Wendy Hardy.
Excused absence: Shirley Kuznarik, Sandy Todd

Adoption of the Agenda: The meeting came to order at 7:00 p.m. President Hardric McMillon requested a motion to adopt the meeting's agenda as presented to Board members. Connie Wilhite made the motion and it was seconded by Judy Trier. Motion passed unanimously.

Minutes: President Hardric McMillon reported that the minutes from the December 2014 were tabled until the March meeting due to lack of a quorum.

Report of officers:

President - Hardric McMillon, 382-9579, harmcmillon@embargmail.com,

Hardric informed Board and homeowners present, that for personal reasons, Sandy Todd was stepping down as Treasurer. Sandy will continue as a Board member and as Committee Chairman for Entrances/Landscaping/Lots. Judy Trier volunteered to be the new treasurer. Hardric requested a motion to accept the nomination of Judy as treasurer. John McAngus made the motion and it was seconded by Connie Wilhite. The motion was unanimously passed by the Board members present.

Hardric then requested a motion to establish the 2015 GHOA Workshop and General Meeting schedule. The Board decided to keep the meetings on the first Wednesday of the month. A motion was made by Judy Trier to accept the schedule. It was seconded by Connie Wilhite. The motion passed unanimously by the Board members present.

2015 Workshop and General Meetings are as follows:

First Wednesday of the month

Workshop: 5:45 pm to 6:45 pm

General Meeting: 7:00 pm

Vice President and Treasurer – Judy Trier, 260-242-0612, jrtrier@gmail.com

Because the Board did not consider it a good idea to have many aspects of our treasurer's work held hostage to there being a homeowner willing to take on the job, your Board decided to hire our accountant, Pella & Associates, to assume responsibility for many of the duties our past treasurers have performed. This change took place effective January, 1, 2015. As a result of this change we needed to transition from our past practices to ones that will be compatible with an outside party handling, among other things, our assessment collections and bill paying duties. Because this means setting up 772 owner accounts within QuickBooks, the process is not yet completed but should be fully working before our next monthly meeting.

My report for the month of January, 2015 is based on manual recordkeeping which we feel is accurate, but may differ slightly from the results our accountants will eventually come up with.

We sent out 772 assessment notices and by the end of January we had received payment from 664 of our owners. This week, Monday-Wednesday, we have received an additional 25 assessments making our total as of this meeting, 689. Last year at this point we had received 685 so we are right on track with last year. Therefore, looking only at January, we collected \$ 109,500 for January and interest income of \$ 7, for a total income for the month of \$ 109,507.

Our paid expenses totaled \$ 7,500 with \$ 2,341 for common ground maintenance, \$ 1,078 related to our annual meeting proxy mailing and \$ 872 for our assessment mailing. In addition, our electric bill for the month was \$ 778, clubhouse rent was \$ 400, yard sale security arranged through the Sheriff's office was \$ 240, front entrance work (all performed before the end of 2014 but billed afterwards) was \$ 1,724 and office expenses of \$ 67. Obviously we are in good financial shape and are prepared for the cost of our paving project which will take place this summer.

As noted before, we sent out 772 annual assessment notices, and have thus far received 689 back. We want to thank all of you who paid your assessment promptly in January. Our efforts now go to the collection of the remaining outstanding assessments which in the past has proven to be a very time consuming task. We will keep you posted. Report has been filed and audited but not approved.

Secretary – Rose Chupka Cookman, 385-2402, roseghao@yahoo.com

I welcome the opportunity to serve as the secretary and ask for patience as I begin the task at hand. If I record something incorrectly, please contact me as soon as possible so I can adjust the minutes accordingly. I am also responsible for seeing that the newsletter is published in a timely manner. Meeting/workshop schedules will be posted on the outside boards of the clubhouse (both sides), as well as the two boards inside the clubhouse, on the GHOA website, and in the newsletters. Signs will be posted at the main and west entrances informing homeowners of general monthly meetings.

Reports by Committees:

Common Grounds: John McAngus, 440-935-4708, johnmcangus@yahoo.com

I have nothing to report for the month of January. I was recently nominated to the board for the Golf Hammock Homeowner's Association once again in charge of Common Grounds.

Violations/Complaints: Judy Trier, 260-242-0612, jrtrier@gmail.com

Six violation letters were written during the month of January.

1 - ATV vehicle and misc. items beside garage

- 2 - Trailers in driveway or yard
- 1 - Upkeep of planting beds during summer
- 1 - Sod for front yard as agreed in closing of property
- 1 - Roaming cats

I stopped at two homes with signs in their yards for advertising companies and explained our restrictions and had them remove the signs. When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me the quicker I can get to the request. Thank you all for your cooperation. Please send all future complaints or suggestions to Judy Trier at jtrier@gmail.com or call 260-242-0612.

Entrances/Landscaping/Lots: Sandy Todd, 385-4774, clb1919@yahoo.com

Entrances: Sprinkler system at the main entrance was repaired because it needed much overhaul as eight lines were found broken, fifty-two sprays plus two rotors needed, as well as a new timer. This was all found during a malfunction sighted by a homeowner.

Landscaping: Twenty-two oaks have been trimmed along Hammock Road since sight was restricted at the West Entrance to Hammock Road.

Lakes/Clubhouse: Wendy Hardy, 414-3727, gdhardy54@centurylink.net

Clubhouse - Nothing to report for the month of January.

Lakes - A homeowner called about growth in Lake Clara; Aquatic Weed Control was called to check out the situation.

Architecture: Shirley Kuznarik, 382-3656, kusfla@yahoo.com

New Dock:

I visited the Lake Clara area to see if there were existing docks and there are. Based on my findings, approved the addition of a new dock to be added 8' x 10'. The dock is to be built and installed by the homeowner.

In addition, I want to thank John McAngus for his assistance with this request. Respectfully submitted by, Shirley Kuznarik

Roads/Signs/Lights/Culverts: Hardric McMillon, 382-9579, hrrcmillon@embarqmail.com

1. Sanded and painted sign posts located at:
 - Sandwedge Way and Chip-it Way
 - Sandwedge Court and Sandwedge Way
 - Waterwood and Golf Haven Terrace
 - Golf Haven Terrace and Sugar Pine Circle
 (Some signs were also cleaned.)
2. Installed one sign "Children at play" at Sandwedge Way and Sandwedge Court.
3. Estimated paving scheduled for 2015: Bids will be requested for: Circle around the Club House, Lost Ball Court, Par Road and 9th Tee Court.

Thanks to Curtis Passafume and Don Brewer for their assistance.

Newsletter: Rose Chupka Cookman, 385-2402, roseghao@yahoo.com

Since there was a short time between the January and February meetings, turnover of duties between incoming/outgoing secretaries, and time for January minutes to be reviewed and published to the community, a combined January/February newsletter will be published. Millie Grime submitted the January annual meeting minutes and I submitted the January reorganization meeting minutes for newsletter publication.

This combined newsletter will be sent to the printer during the week of February 9. The newsletter will be mailed and placed on the GHOA website the week of February 23.

Data Base/Directory/Website: Connie Wilhite, 658-1854, Wilhite1530@comcast.com

Shout Out: To date, we have received 331 signed consent forms. If, at some point, you change your e-mail address, please let us know in writing the new address and we will update our records. Please be assured your e-mail will only be used for the Shout Out Program, not general information. If you have not submitted a signed consent form or do not have one, you may either send an email giving your consent and be sure to actually identify the e-mail address in the body of the e-mail you wish to use or by dropping a note in the lock box on the club house door. If handwritten, please be sure it is legible. Phone calls cannot be accepted as consent as a written record needs to be kept.

Directory - 2016: Although it is almost a year away, this is a reminder that updated, changed, or corrected information needs to be forwarded (unless you have already done so) via e-mail (wilhite1530@comcast.net) or a note dropped (legible) in the lockbox on the clubhouse door. Information cannot be accepted over the phone as a written record needs to be submitted.

Visitations: Ellyn Scholl-Lose, 385-6294, mizles226@yahoo.com and Trish Borsch, 471-3737, tbroksch@embarqmail.com

There were eight visitations.

Neighborhood Watch: Volunteer needed.

President Hardric McMillon called for a motion to accept the reports as presented. Judy Trier made a motion and Wendy Hardy seconded the motion. The motion passed unanimously by Board members present.

Old Business:

1. As previously discussed in earlier minutes, bids were accepted and the amount of \$10,000 was budgeted for 2015

to hire a new bookkeeper. Pella and Associates, 136 S. Ridgewood Drive, Sebring, came in as the lowest bid for an estimated annual fee of \$8,200 (approximately \$685 per month). Bookkeeping services would include: paying bills, making bank deposits, preparing the annual assessment invoice to the homeowners, QuickBooks data entry, including assessment billing and receipt of payments, monthly bank reconciliations. Pella would maintain the QuickBooks file at their office and update the program to a newer version for improved invoicing options. Property owner information will be maintained in the program. Weekly, the GHOA treasurer (acting as liaison) would deliver bills to Pella for payment. All bills submitted to Pella will have received prior approval by the appropriate GHOA committees. Checks for deposit will be delivered to Pella's office. Bill payments will be made online. The hourly billing rate would be \$95 per hour.

Pella's estimated time on specific reports and transactions are as follows:

January-March 2015:

Receiving and recording paid: eight hours per month
(\$760 monthly; \$2,280 annually)
Second notice mailing: three hours
(\$285 annually)
(Postage and envelopes will be billed at cost.)

Other:

Monthly bookkeeping, bank reconciliation and financial statement compilation (\$190 monthly; \$2,280 annually)
Set up and maintain property owner lists and delinquent fees, if any in QuickBooks (\$555 annually)
Annual US Tax Return, Form 1120-H (\$500 annually)
Annual 1099/1096 (\$100 annually)
Annual budget work: two hours (\$190 annually)
Florida annual report (\$95, annually)

December 2015 invoicing for 772 property owners: fifteen hours which includes property owner updates (\$1,425 annually)

Postage, envelopes and labels (\$490 annually)

Hardric requested a motion be made to accept Pella and Associates proposal. John McAngus made the motion and Connie Wilhite seconded the motion. The motion passed unanimously by Board members present.

2. Board members discussed at the reorganization meeting on January 17, 2015 that common area at the end of Bogy Boulevard was being used to dump yard waste. Judy Trier and John McAngus visited the area and determined a sign be posted in that area as follows: sign should be approximate 20 x 30 "Private Property, No Dumping" --- In addition, Judy will check with Lawn Masters of Highlands County (our current lawn mowers on contract with GHOA) to see how much it would cost to mow the area in question.

3. In ongoing discussions, Judy Trier will work with our lawyer, Mark Breed, to determine what specific types of action can be taken for residents that are non-compliant to GHOA by-laws, covenants, and restrictions and report back on what she learns.

4. February 14, 2015 Yard Sale: Judy Trier reported that 28 people have signed up for the yard sale and she was able to locate one patrol officer to handle traffic control for Hammock Road. Judy was unable to locate a security company in the area that had a security officer available for hire as was suggested at the January 17 reorganization meeting.) Judy is looking for volunteers to assist her on Saturday, February 14, 2015 from 7:30 – 10:30 am. If anyone can assist her at "dawn" to help park cars, Judy would appreciate that assistance as well. Volunteers will set up at the West Entrance and along Lost Ball to assist in parking cars.

Judy requested that homeowners only use the Main Entrance on Saturday morning because of the crowds coming for the Yard Sale. Judy requested that a motion be made to allow for the Shout Out program to be implemented on the morning of the yard sale to alert homeowners of congestion at the west entrance and to use the main gate. Connie Wilhite made the motion and John McAngus seconded the motion. The motion passed unanimously by the Board members present.

5. John McAngus presented two bids to fix the drainage problem at Lake Clara. Excavation Point (\$1,218.00) and M&E Precision Construction (\$771.10). John was unable to obtain a third bid since other companies were not interested in the project. The work to be completed would include one sheet of 2"x2" grating to cover culvert overflow box, miscellaneous items to fasten grating to concrete overflow box and labor to remove existing pieces of pipe on concrete overflow box and fasteners and replace with grating with 2"x2" square slots for water to flow through and fasten it to overflow box. Hardric requested that a motion be made to accept the lower proposal by M&E Precision. Judy Trier made the motion and it was seconded by Connie Wilhite. It was passed unanimously by Board members present. (Note: Prior to publication of this newsletter, it was discovered that the Board noted at the workshop but forgot to mention at the general meeting that a Board member has a family member employed by M&E Precision.)

New Business:

1. President Hardric McMillon presented a letter he prepared to William Handley, Chairman of the County Board of Commission for Sebring dated February 3, 2015. (This letter was in regards to his first letter sent on February 18, 2014 to Greg Harris, Chairman at the time of the County Board of Commission.) The 2015 letter was read by Vice President Judy Trier as follows:

"Golf Hammock Home Owner's Board continues to receive many complaints from residents about speeding in the Golf Hammock Community. Since these are private roads, sheriff deputies are not allowed to issue enforceable citations to speeding violators in accordance with the State statute 2013-316-006. However, the governing body (county commission) can enter into an agreement to allow traffic control jurisdiction over these roads. This agreement can allow the sheriff

department to issue enforceable citations while patrolling this community. Please inform us of the process by which we can obtain this waiver. Attached is a copy of a letter I sent last year but I never received a reply. Your cooperation is most appreciated. I can be reached at 382-9579 or hrrmcmillon@embarqmail.com. Sincerely, Hardric McMillon, President of the Board"

This letter was discussed at length in both the workshop and the general meeting. At the workshop, the Board recognized and discussed the letter's intent: to identify the procedure to request a waiver allowing routine sheriff patrols in the GH neighborhood. It is understood by the Board that if such a request were granted, the frequency of the patrols would be determined by the Sheriff's department. GHOA would have no input on their schedule. The Board agreed to entertain a motion on the floor. During the general meeting, Hardric McMillon requested a motion be made to send the letter. The motion was made by John McAngus and seconded by Connie Wilhite. It was unanimously voted by Board members present.

Homeowners present at the general meeting and resident comments:

Homeowners present who signed in at the meeting:

Al Pasinella, Tom Senior, Millie Anderson, Dennis Reid, Dick Smith, Gary Roberts Sr., Richard Johnson, Bob and Deanne Lewis, Joyce Rowe, Judy Ferry, Jim Cookman, and Lois Worthington.

Homeowner comments:

Homeowners provided comments as agenda items were presented.

1. When the M&E Precision Construction bid was approved by the Board to fix the drainage at Lake Clara, a homeowner commented that he was experienced in drainage matters and their bid was reasonable for the work required and they did a good job.
2. Clarity was requested why a "Children at Play" sign was installed. The explanation was that a homeowner requested it so vehicles can be cautious in that area since children are present.
3. A question was asked on the purpose of a workshop. It was explained that the workshop is a prelude to the general meeting where Board members discuss agenda items to be presented at the general meeting. Homeowners are invited to attend, but are requested to refrain from commenting until the general meeting.
4. Comments were given on the Board's decision to send a letter to the County Board of Commission asking for the process to obtain a waiver to allow sheriff patrols inside the community. Some residents were in favor; while others were not. Board members reiterated the intent of the letter was to learn of the process and any information found will be shared at a future meeting.

The Board secretary announced that the next meeting will be held at the Clubhouse on Wednesday, March 4 (Workshop 5:45-6:45; followed by the general meeting at 7:00 pm.)

Hardric requested a motion be made to adjourn the meeting. The motion was made by Judy Trier and seconded by Rose Chupka Cookman. The meeting ended at approximately 7:50 p.m.

Submitted by, Rose Chupka Cookman, Secretary

MAGAZINE EXCHANGE

The Sebring Mah Jongg Club has started a magazine exchange at the Clubhouse. Bring in any current magazines that you are through reading and pick up other current magazines you might not be getting. You can return them (or not). It's just a chance to enjoy reading something different. (Right now we have Bon Appetite, People, Good House Keeping, Better Homes and Garden, and several others.)

CLUBHOUSE LIBRARY

Our clubhouse has a variety of good books that you would enjoy. There are also audiobooks to take with you on a trip or to just enjoy at home. Feel free to stop by the clubhouse and see what is available. We have a copy of *Unbroken*, a nonfiction book that has been made into a movie. Good reading. The Clubhouse is open Monday-Friday 8:00 A.M. until 5:00 P.M.

IMPORTANT NUMBERS

Sheriff: Non-emergency – 402-7200
Emergency number – 911

IMPORTANT DATES

Clubhouse

Open Monday-Friday 8:00 A.M. until 5:00 P.M.
Second and Fourth Tuesday—Card Game—7:00 P.M.
Third Thursday—Game Night—All kinds of games—7:00 P.M.
Fourth Monday—Scrapbooking—7:00 P.M.
Tuesday—Mah Jongg 8:00 A.M. until 12:00 noon
Thursday Morning—Bridge
Friday—Mah Jongg—9:30 until 12:00 A.M.

Trash Pickup is every Monday and Thursday
Yard Debris pickup is the first and third Wednesday

Watering Schedule

Even numbered homes should water on Sundays and Thursdays before 10:00 A.M. and after 4:00 P.M.
Odd numbered homes should water on Wednesdays and Saturdays before 10:00 A.M. and after 4:00 P.M.

MAH JONGG LESSONS

Rhonda Hays, Maven Extraordinaire, will be teaching Mah Jongg lessons to those who are interested. Please contact her at 314-9611 or rehays@mchsi.com for more information.

GOLF HAMMOCK OWNERS ASSOCIATION

2200 Golf Hammock Drive
Sebring, Florida 33872-1209

A COMPLETE LISTING OF ALL BOARD MEMBERS AND PHONE NUMBERS

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Vice President / Treasurer Violations/Complaints

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