

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING DRAFT MINUTES MONDAY, FEBRUARY 14, 2022  
GOLF HAMMOCK ACTIVITY CENTER  
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, Donald Robinson, Richard Smith, Victoria Dale,

**Approval of Meeting Minutes**

Motion made by John Waddell to approve December Minutes. Robert Schroeder Second. Motion approved unanimously.

Motion made by Robert Schroeder to approve January regular meeting minutes. Victoria Dale Second. Motion approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Talked with Bob and Donnie on several topics. Checked into questions that were sent into the web-site. Also received several phone calls that were addressed.

**Vice President: Robert Schroeder**

I worked with committees on several projects. Also did some volunteer work on 3 different properties.

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
January 2022				
<b>ASSESSMENT SUMMARY</b>				
Total Assessments Due 01/01/2022 (Including Past Due & 2022)			\$	301,206.06
Amount Paid - January 2022 (including Undeposited Funds)			\$	176,581.25
Amount Remaining - 01/31/2022			\$	124,624.81
<b>Amount Remaining Detail:</b>				
		<b>#of Lots</b>		<b>Amt Due</b>
	(\$25.00)	1	\$	(25.00)
	(\$75.00)	1	\$	(75.00)
	\$275.00	1	\$	275.00
	\$375.00	283	\$	106,125.00
	\$400.00	1	\$	400.00
	\$401.69	1	\$	401.69
	\$403.73	1	\$	403.73
	\$475.00	1	\$	475.00
	\$802.00	4	\$	3,208.00
	\$802.10	1	\$	802.10
	\$831.47	1	\$	831.47
	\$845.76	1	\$	845.76
	\$914.59	1	\$	914.59
	\$1,266.94	3	\$	3,800.82
	\$1,268.08	4	\$	5,072.32
	\$1,344.33	1	\$	1,344.33
	<b>Totals</b>	<b>303</b>	<b>\$</b>	<b>124,624.81</b>
	Total 01/31/221		\$	101,958.89
Date	Description	Budget Line#	Amount	Memo
<b>CHECKING ACCOUNT</b>				
1/1/2022	Beginning Balance		\$ 203,236.20	
1/5/2022	RUTHIE O'NEILL - BILL PYMT - 8BOCSYQ2	31	(\$325.00)	Web Hosting
1/10/2022	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - KB2CMYCW	17	(\$210.00)	Common Grounds - Lakes & Canals
1/10/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - 1BMCKYCW	17	(\$1,101.00)	Common Grounds - Lakes & Canals
1/10/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - QBQC3YU3	25	(\$900.00)	Accounting - Monthly
1/10/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TBYCYCW	15B	(\$33.05)	Utilities - Activity Center
1/10/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - HBFCLYCW	21	(\$29.59)	West Entrance
1/10/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - 6BECXYCW	21	(\$51.37)	Fountain
1/10/2022	DUKE ENERGY-CAROLINAS - BILL PYMT - 3BOCLYCW	21	(\$711.31)	Lighting
1/19/2022	JOHN C. WADDELL - BILL PYMT - HBHCVYRT	23C	(\$129.99)	Office Expense - McAfee Subscription
1/19/2022	SEBRING CHRISTIAN CHURCH - BILL PYMT - UBXCIFY2T	13B	(\$75.00)	Rental - Annual Meeting
1/19/2022	LERMA'S LANDSCAPING - BILL PYMT - 1BCCPYRT	17B	(\$650.00)	Common Grounds - Monthly
1/19/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - KBOC9Y2T	17D	(\$485.00)	Common Grounds - Mowing
1/19/2022	BOGUS PRINTING, INC. - BILL PYMT - IBVC1Y2T	13A	(\$579.86)	Printing Annual Meeting Letters
1/19/2022	BOGUS PRINTING, INC. - BILL PYMT - UBVC4Y2T	13A	(\$81.70)	Printing Envelopes
1/19/2022	BOB SCHROEDER - BILL PYMT - 9BMCAY2T	16B	(\$21.83)	Common Grounds - Misc. Repairs
1/19/2022	JOYCE ROWE - BILL PYMT - 3BVC0YRT	23C	(\$11.60)	Office Expense - Supplies
1/19/2022	BOGUS PRINTING, INC. - BILL PYMT - QBLCRY2T	13A	(\$213.83)	Postage - Annual Meeting Letters
1/22/2022	Night Drop Deposit 01/22/2022		\$6,750.00	
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1/22/2022	Night Drop Deposit 01/22/2022		\$6,750.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$5,625.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$6,750.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$975.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$1,875.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$6,750.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$6,750.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$6,750.00	
1/25/2022	Night Drop Deposit 1/25/2022		\$6,750.00	



### **Complaints and Violations – Robert Schroeder, Chair**

WROTE 5 violations and wrote 18 courtesy letters. Most of the courtesy violations are for parking in yards and not on driveways. All violations are still open. The courtesy letters will be followed up the week of 14 Feb.

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

The Roads and Drainage Committee met with Excavation Point Inc (EPI) on January 18 to finalize estimates for the projects scheduled for this year. The contractor will give us a few weeks notice before starting.

Initial letters will be sent to homeowners that will be affected by 2022 drainage projects before the end of February. A second letter will be sent to the same homeowners to give them a 2 week notice before the project starts.

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

- 1- inground pool
- 1- screen enclosure
- 1- exterior painting
- 2- shingles replacement
- 1- generator install
- 1-gutters installed

### **Data Base and Directories - Open, Chair**

No Report.

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

No Report

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

No Report

## **Welcoming – Joyce Rowe**

I had 3 meetings in January, one is a renter. Left 2 welcome flyers where no one was home. One home under renovation.

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

No Report

## **Website – Ruthie**

### **Published 4 ShoutOuts:**

- Annual Meeting Agenda
- Revised Annual Meeting Agenda
- Scam Alert
- GH Community Yard Sale

### **Emails Received 29:**

- New Subscribers: 21
- Contacted Us: 8

### **Postings/Updates:**

- Posted 2022 Meeting Schedule for GHOA and CPHA Document Centers
- Posted CPHA January Annual and Regular Meeting Minutes
- Posted CPHA Potential Buyers Information under Announcements on the home page
- Regular monthly updates to website

**Old Business:**

- Confirmation of Officers from the January 2022 Reorganization.
  - Robert Schroeder made a motion to approve the nominations and election of officers for 2022. John Wadell second. Motion approved unanimously.
- Estoppel Letter Form for new homeowner acknowledgement of HOA Rules and Regulations will be circulated for board member approvals

**New Business:**

- Donald Robinson made a motion to add John Mcangus as a board member. Robert Schroeder second. Motion approved unanimously.

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

Next Meeting will be Monday, March 14, 2022

Motion to adjourn made by Donald Robinson. Richard Smith 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)**