

GOLF HAMMOCK HOMEOWNERS' ASSOCIATION

Meeting Minutes September 3, 2014

Members present: John McAngus, Millie Grime, Sandy Todd, Shirley Kuznarik, Connie Wilhite, Hardric McMillon.

Absent: Tom Senior, Barb Akus, Judy Trier.

Meeting called to order at 7:00 pm by President, Sandy Todd.

- President Todd read a letter from Barb Akus stating that she was resigning from the board effective immediately. Shirley Kuznarik moved that the resignation be accepted. John McAngus seconded. The Board accepted with regret Barb's resignation. She has been a tireless board member on both the GH Owner's Association Board and on the GH Golf Board for eighteen years. The Board wishes her well in her "retirement."
- John McAngus revealed that he will be moving closer to the coast and will be leaving the board also as soon as he sells his home.
- Discussion followed as to how to replace people until the next Board election. A sign will be placed at both entrances alerting residents that Barb's position is open until January.

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

- The minutes were approved.

Entrance and Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com

- The summer months have been spent with Clarke Pest Control fertilizing and insect spraying the viburnum and azaleas. By the way, an adjustment needs to be made in the Clarke bid for fertilizing and spraying our viburnum and azaleas. The original bid presented at our meeting was \$250 per quarter. That was adjusted to \$230 per quarter at Clarke's request. It has been brought to our attention that the oak trees along Hammock Road and Lost Ball need trimming as they are hanging too far over the azaleas. Also, this fall it is time to clear out the palm trees at the main entrance as well as there in the two beds entering the circle.
- Undeveloped lots have been mowed as required. One lot remains to be a challenge in meeting our guidelines.

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

Treasurers Report for May, June, July, and August

The total income for the period was \$1,477 which included assessments of \$750, late payment penalties of \$200, finance charges of \$263, reimbursed legal fees of \$277, bankruptcy distributions of \$4 and interest of \$33. Total expenditures were \$31,545 which covered common grounds maintenance of \$12,761, electricity of \$2,880, clubhouse rent and our share of utilities of \$1,921, newsletter costs (March, April, and May) of \$1,603, website maintenance of \$450, legal fees of \$1,738, directory costs of \$169, annual liability insurance premium of \$7,061, lot maintenance of \$200, front entrance electrical work \$2,144, security costs (Halloween) of \$480 and administrative costs of \$139.

The total cash (including savings) at the beginning of May was \$231,101 and decreased to 201,013 at the end of July since expenses exceeded income by \$30,068.

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

There have been some problems with the lighting along the walls. Bulbs have burned out quickly and have been replaced only to burn out again. I am working with the company who worked on the problem originally to get things corrected.

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

Approved:

1. Widen driveway and new sidewalks
2. Two swimming pools, including additions to patios and enclosure
3. Four sheds

Lakes, Barb Akus, 314-0255, akusba@centurylink.net

- We have had a good summer with the lakes, all the rain has 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 were, there was no type of bacteria in the water and it's one of the cleanest lakes they've seen.
- We recently have had a bloom of algae on Lake Marlene and the tech came out on 8/28 to treat it. They will be sending their wetland crew to treat the ditch between Lake Clara and Lake Elaine.

Clubhouse, Barb Akus, 314-0255, akusba@centurylink.net

Over the summer, we started having a card night every other Tuesday night. This has been very successful with as many as 20 people attending. The next one will be Sept 16th at 7:00 pm. Bring your own dimes and your own refreshments. Wendy Hardy will be taking over Lakes and the Clubhouse. I know she has lots of ideas to get our residents involved in more activities. The monthly Thursday night game night will probably resume in October.

Wendy can be reached at 863-414-3727 or gdhardy54@centurylink.net

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

15 violation letters were written during the months of June, July, and August:

1. 4 concerning yards needing work, sod and shrub trimming, or tree removal
2. 1 for dead trees and shrubs
3. 1 for clothes left on line to dry for too long
4. 2 for boats in drives
5. 2 for trailers in drive
6. 1 for RV in driveway
7. 1 dog running loose
8. 1 for ATV's driven on roads
9. A second letter concerning yard condition
10. A second letter concerning boat in yard

- A letter was sent to a local realtor, at their request, describing what work needed to be done in a yard to bring it up to our restrictions. This house has been sold and the work in the yard completed.
- 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 offenders. Thank you all for your cooperation.

Please send all future complaints or suggestions to Judy Trier atjrtrier@gmail.com or call 260-242-0612.

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

Elections for three new Board members will be in January of 2015. We are looking for people to run for the Board. Barb Akus, Millie Grime, and Tom Senior's terms are up at that time.

PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO HAVE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.

CHECK OUT OUR GHOA BAY ON OUR WEBSITE. LOTS OF NEW ITEMS.

Data Base/Directory, Connie Wilhite, 863-658-1854, wilhite1530@comcast.net

Thank you once again for all you do. The information you provide helps keep the directory database accurate and up to date. Also, I want to send out a special thank you to Patsy White. Patsy decided to visit all the homes on Country Club Road and verify information for each resident.

Neighborhood Watch

A volunteer is needed to head the Neighborhood Watch Committee.

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

Tasks completed:

- Removed "Slow" from West Entrance and replacd sign post
- On Waterwood, replaced "Stop" sign with "Yield" sign

Remember:

1. Duke Energy will install a street light in front of your for a monthly fee.
2. Report street light outages to Duke Energy by calling 1-800-228-8485.

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

- There were five visitations this month.

Old Business:

- Shirley Kuznarik reported that the Halloween Committee met on July 24th. In attendance were Sandy Todd, Roxie Mc Millon, Judy Trier, Nell Hays. It was an informative meeting where the committee learned that flat beds are, in fact, legal on Halloween. The group also learned that GH cannot refuse entry to those who want to trick-or-treat in our community. We can provide traffic control. The committee determined the best that they could do was to provide a safe environment for residents and those coming into the community. It elected to hire three police officers, one for each entry and one for the roundabout. They also ask that two volunteers be stationed with the officers at each position. The request for the three officers was put into the Highlands County Sheriff's Office immediately because it is hard to get officers for that evening. PLEASE CONTACT SHIRLEY KUZNARIK IF YOU ARE INTERESTED IN VOLUNTEERING.
- Shirley also presented a list of items that the Board should consider when selecting contractors. She asked for volunteers to work on this committee. Victor Divietro, Ellyn Scholl-Losse, Trish Broksch, and Shirley Kuznarik agreed to be in the group.

New Business:

- None.

Neighbors Attending:

Millie Anderson, Roxie McMillon, Wendy Hardy, Richard Johnson, Victor Divietro, Ellyn Scholl Losse, Trish Broksch, Joyce Rowe, William Baur, Lois Worthington.

Neighbors' Comments:

- One resident asked if anyone knew why there was a police car in GH that day.
- Millie Anderson announced that she has written her fourth book called Papa's Promise. It is available on Amazon.com.
- It was suggested that the Board vacancy be advertised for 30 days at the entrances to GH. Another resident wanted to know if the card players on Tuesday nights are paying dues.
- Someone complimented the Halloween Committee for doing a good job, but questioned whether the committee could spend money for the policemen when the meeting wasn't posted. Hardric McMillon moved that the Board pay three policemen to be present on October 31. Seconded by John McAngus. Passed unanimously.
- Another resident was worried that even though flatbeds are legal on Halloween, if a child got hurt, would GH residents be liable.
- It was suggested that signs be put at both entrances to advertise that three board vacancies are coming up.

Meeting adjourned at 8:10 pm.

Millie Grime, Secretary

Workshop, Tuesday, September 30 at 4 pm, Clubhouse

General Meeting, Wednesday, October 1 at 7 pm, Clubhouse