

Golf Hammock Owners' Association Meeting
January 16, 2015
Board Meeting Minutes

(THESE MINUTES WERE APPROVED AT THE FEBRUARY 8, 2016 GENERAL MEETING)

Call to Order: President George Kibe brought the meeting to order at 3:15 P.M.

Roll Call: George Kibe, Mark Walczak, Victor Divietro, Rose Chupka Cookman, Shirley Kuznarik, J.P. Fane, Nancy Beatty, Bob Schroeder (Absent: Marge Schindewolf)

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 1/2/16. Signs posted at front /west entrances on 1/12/16.

Meeting Minutes: December 14, 2015 General Meeting minutes were distributed to the Board via email on 1/2/16. George moved that the second version of the draft minutes be approved as distributed.

Report of officers and committees:

December 2015 treasurer submitted by Victor Divietro as follows:

(Below is the banking activity for December. The check to JV landscaping on 12/16 was for two months lawn service on the two lots in foreclosure. The reimbursement to Judy Trier was for front entrance Christmas Decorations that were approved at the November board meeting.)

Checking					
Date	Check	Description	Amount	Current Balance	Memo
12/1/2015		Beginning Balance		\$20,689.24	
12/3/2015	9736	Pella & Associates	(\$685.00)		Accounting Services
12/4/2015	9747	The Cutting Edge Lerma's	(\$1,080.00)		Common Grounds
12/7/2015	9748	Landscaping Lerma's	(\$3,230.00)		Common Grounds
12/7/2015	9745	Landscaping Golf Hammock Golf	(\$600.00)		Common Grounds
12/8/2015	9739	& Country Club	(\$400.00)		Clubhouse Rent
12/8/2015	9740	Ruthie O'Neill Golf Hammock Golf	(\$225.00)		Website
12/8/2015	9746	& Country Club	(\$46.88)		Clubhouse Utilities
12/9/2015	9749	Clarke Pest Control Rose Chupka	(\$230.00)		Common Grounds Reimbursement - Office
12/10/2015	9752	Cookman Aquatic Weed	(\$170.52)		Supplies Common Grounds -
12/11/2015	9757	Control	(\$901.00)		Lakes
12/11/2015	9750	Custom Print Shop	(\$941.88)		Newsletter - November

12/14/2015	9754	Steve's Sprinklers	(\$125.00)	Common Grounds Reimbursement - Certified Postage / Flash Drive
12/15/2015	9758	Victor Divietro Artistic Frames & Graphics	(\$93.87)	
12/15/2015	9760		(\$64.20)	Signage
12/16/2015	9759	JV Landscaping	(\$400.00)	Oct/Nov Lots 380 & 262 Reimbursement - Common Grounds - Christmas Décor
12/18/2015	9761	Judy Trier Lawn Masters of Highlands	(\$437.46)	
12/21/2015	9756		(\$755.00)	Common Grounds Reimbursement - Common Grounds - Lightbulbs
12/23/2015	9755	George Kibe Lerma's	(\$35.75)	
12/29/2015	9762	Landscaping	(\$600.00)	Common Grounds
12/29/2015		DUKE ENERGY	(\$686.27)	Lighting
12/29/2015		DUKE ENERGY	(\$34.17)	Fountain
12/29/2015		DUKE ENERGY Monthly Service Charge	(\$23.19)	West Entrance
1/1/2016			(\$3.00)	
1/1/2016		Ending Balance		\$8,921.05

Savings

12/1/2015	Beginning Balance		\$158,440.94
12/31/2015	Credit Dividends	\$6.73	
12/31/2015	Ending Balance		\$158,447.67

Old Business: Clubhouse – lease was executed ; signed copies on file.

New Business:

Election of Board officers and selection of committees-see below.

Culvert discussion postponed to Feb. 8 meeting. Motion by J.P., second by Shirley unanimously approved.

Annual Yard Sale – Bob Schroeder agreed to chair; scheduled for late February.

Officers need to sign new signature cards at the bank; certificate of insurance from contractors needed; procurement policy established.

Homeowner comments: Seven homeowners present and made comments on the lease and culverts.

ELECTION OF OFFICERS

PRESIDENT: George Kibe
VICE PRESIDENT: J.P. Fane
TREASURER: Victor Divietro
SECRETARY: Mark Walczak

Vacant Lots and Common Grounds: Mark Walczak J.P. Fane
Violations/Complaints: Bob Schroeder
Lakes/Ponds: Nancy Beatty
Architecture/Clubhouse: Shirley Kuznarik
Newsletter/Website: Rose Chupka Cookman
Directory/Database: Marge Schindewolf
Shout Out: Mark Walczak
Welcoming Committee: Joyce Rowe
Street Captains: Cindy Bowser and Linda Schroeder
Neighborhood Watch: Ivan Shapow

Next meeting: Monday, February 8, Clubhouse (Workshop 6:00; Meeting 7:00)

Adjourned: 3:35 P.M. Motion by J.P; second by Shirley; unanimously approved.

Submitted by: Rose Chupka Cookman, Outgoing Secretary

Golf Hammock Annual Membership Meeting

January 16, 2016

Meeting Minutes

(These minutes have been reviewed by the Board of Directors on February 8, 2016 and were considered an accurate recording of the proceedings. Final approval by the membership will occur at the annual membership meeting in January 2017).

Call to Order: President George Kibe called the meeting to order at 2:00 P.M.

Roll Call: Members present: George Kibe, Mark Walczak, Victor Divietro, Rose Chupka Cookman, Shirley Kuznarik, Nancy Beatty, J.P. Fane, Connie Wilhite (Absent: Millie Anderson)

Proof of Notice of Meeting: Meeting date/time listed on website, newsletter, and clubhouse display case since May 2015. Signs posted at front/west entrances on 12/13/16. Agenda posted on website and clubhouse display case on 1/2/16.

Meeting Minutes: January 2015 annual meeting minutes were distributed to the Board on December 14, 2015. The following changes were discussed and noted to the first three paragraphs under “homeowner comments” as follows:

1. A homeowner spoke against speed tables.
2. Hardric responded by saying a range of options were being considered.

3. A homeowner thanked the Board for all it does.
Minutes approved with changes noted.

Report of officers:

President—George Kibe,gwkibe@embarqmail.com,tel:863-402-8203

The GHOA had multiple personal and other events that resulted in new directors. Major issues included the decaying water removal infrastructure, escalating cost of lake, road and common ground maintenance, the 2016 budget, renewal of the leased “Clubhouse” space, and property assessments. I would like to thank everyone who volunteered in 2015. We were saddened by the loss of Dr. Sandra Todd this past year. Dr. Todd was a true Golf Hammock advocate and she is missed.

Vice President—Mark Walczak,markcsu@comcast.net,tel:863-385-1658

I reviewed our by-laws and have performed the duties of this position accordingly.

Treasurer-Victor Divietro,vdivietro@embarqmail.com,tel:863-381-4264

The budget approved in 2015 projected revenues of \$129,700 and expenses of \$129,650 for a net income of \$50.00. The actual results for 2015 were revenues totaling \$132,561.57 with expenses coming in at \$145,903.99 for a negative net income of \$13,342.42. The increase in revenue from the budgeted amount was primarily due to increased collections of past due assessments. The expenses exceeded budget due to an increase amount in paving and emergency repair to a culvert. The association ended 2015 with cash on hand in the amount of \$165,429.57.

Secretary—Rose Chupka Cookman,roseghao@yahoo.com,tel:863-385-2402

We had 1 annual; 1 reorganization, 8 general, 6 special meetings for a total of 16. Minutes are on the website. This is my last meeting as secretary. I thank Jim Cookman who posted our meeting signs; Jim Cookman, Jim/Connie Wilhite, George/Becky Kibe who set up the meeting room monthly; and Millie Anderson, who acted as interim secretary this past summer. Thanks to the election committee of Jim Cookman, Alexis Divietro and Jim Wilhite.

Report of Committees:

Vacant Lots and Common Grounds: Chairperson: Mark

Walczak,markcsu@comcast.net,tel:863-658-1658 and Co-Chairperson:

J.P.Fane,jpfane@gmail.com,tel:863-386-4809

- A 2012 evaluation of the road network showed road paving/maintenance expenditures in excess of \$600,000 over 20 years. 2015 paving cost over \$60,000. Signs were replaced/restored and potholes repaired.
- An August expenditure of \$9,000 for a culvert rebuild on Divot Road spurred an evaluation of the overall condition of our culverts and drainage system. The evaluation concluded that our 40+ culverts continue to serve their intended purpose, however maintenance of these aging culverts must continue and ten of the culverts are nearing the end of their useful life. Culvert maintenance and rebuilding for the coming year has been budgeted at \$67,000.

- Routine maintenance of our common grounds (lawn care, planting beds, hedge trimming, mulching, tree trimming, fertilization, insect control, etc.) was accomplished. Irrigation systems were maintained and repaired, as needed.
- There were several incidents of perimeter fence mending during the year, and 40' of fencing along Duffer Road was replaced. Submitted by: Mark Walczak

Violations/Complaints: George Kibe, gwkibe@embarqmail.com, tel:863-402-8203

There were over 60 violations/complaints this past year. Most know they are in violation and comply when told.

The following is a summary of violations/complaints noted in 2015:

14 Violations: Storage of items on property (boats, Rvs, tires, trailers, vehicle on blocks, disabled equipment, etc)

12 Violations: Lawn Care (overgrown weeds, landscaping, sodding)

3 Violations: Uncontrolled Pets (off leashes, attacks etc)

3 Violations: Common Ground Violations (dumping, parking, erecting temporary structures etc)

6 Violations: Signs in Yards

4 Violations: Vehicle Parking on Lawns

1 Violation: Residence Condition (painting, broken windows, etc)

1 Violation: Trespassing

1 Violation: Speeding

Lakes/Ponds: Nancy Beatty,nancyab@stratomail.net,tel:863-382-6707

A committee was formed to oversee the lakes/ponds. Problems continue and they are an ongoing process. Cabomba and bogmoss are the major problems. The prices are going up to spray them. Aquatic Weed Control sprays the lakes/ponds and Crystal Clear Fountains, LLC takes care of the aerator on Lake Judy.

Architecture: Shirley Kuznarik,kuzfla@yahoo.com,tel:863-382-3656

This past year homeowners of Golf Hammock were busy.

Addition to homes, patio, pool and screen enclosures

Patio with Screen Enclosure

Swimming Pools

Sheds

Fences New

Additions to existing fence

Homes were painted

Extend Walkways and driveway additions

New homes built

Clubhouse: Shirley Kuznarik,kuzfla@yahoo.com,tel:863-382-3656

The lease has been executed for two more years at the same rate of 400.00 per month, plus 50% of the electric bill.

Wendy Hardy is our Clubhouse Coordinator. The second, third and fourth Tuesday evening has a range from Bunco, cards and games.

We have had jewelry making classes, a walking group, holiday centerpiece classes, toy collection, purses for a purpose, clipping coupons for the military and plan to begin a knitting and crochet group.

Newsletter: Rose Chupka Cookman, roseghao@yahoo.com, tel: 863-385-2402

We printed 8 newsletters. In November, a motion was made to discontinue it, but no one seconded it. So, it continues. In 2016 we plan to revamp it. The next one will be out week of Feb 22. Thanks to Millie Anderson for writing several articles; and Jim Cookman and Connie Wilhite, my proofreaders.

**Data Base/Directory/Website/Welcoming/Street Captains/Shout Out:
Connie Wilhite, wilhite1530@comcast.net, tel: 863-658-1854**

Directory

The Directory will be back from the printer this week, and volunteers will be distributing them in late January. It cost \$2,100 plus tax to print 800; however, ads collected for \$2,199 offset the cost.

Website

Documents from the old website have been transferred to the new site. A web page has been created for newsletters (current and earlier issues). A website traffic counter was set up with a free tracking app beginning of the first website. However, due to high volume of traffic, log space exceeded the free limit and a premium must be paid monthly in order to continue; which is great news for web presence. New features that will be implemented in

the near future include the completion of the site map and the FAQ help center. Documents posted on the website will have two format options: Adobe reader (.pdf) and Microsoft word (.docx). A mobile app will soon be designed to easily stay connected. Reminder: If anyone is experiencing any issues with the new website, please contact me. Starting February 1st, we will no longer have multiple email addresses (webmaster, GHOA Bay and general information). **Please use ghoadonline@gmail.com only.** This will ensure that all emails are received and answered timely. Submitted by, Ruthie O'Neill, GHOA Webmaster

Street Captains

Cindy Bowser and Linda Schroeder are now the Street Captain Committee and will continue working with the Database person and Welcoming Committee.

Welcome Committee

Joyce Rowe has updated our Welcome Packet to be specific to people familiar with our area or for people just moving into the Highlands County area. Joyce will have specifics at the meeting on number of residents visited.

Welcoming Committee: Joyce Rowe, jannrowe65@gmail.com, tel: 863-385-4382
There were 26 welcome visits in 2015.

Neighborhood Watch: Ivan Shapow, ivanpupsky@yahoo.com, tel: 908-896-0580

President George reported that the Neighborhood Watch had a preliminary meeting with HCSO, but several homeowners responded negatively to the program. The Board tabled this issue and will readdress it this year.

Motion to accept the reports: George asked if there were any further discussion to the reports. J.P. made a motion to approve them as read, Shirley seconded it and everyone (including homeowners) unanimously voted on them.

Election of Officers:

Number of proxies received – 255

Number of ballots cast –13

Quorum needed – 232

Total number of votes cast – 268

New board members introduced:

Nancy Beatty

Robert (Bob) Schroeder

Marge Schindewolf (unable to attend)

Old Business: None from last year's membership meeting.

New Business: None

Homeowner Comments and concerns:

Approximately 37 homeowners were present. Comments ranged to speeding, wanting a new speed survey, why the Board cannot fix the speeding problem, dogs not welcomed on common property, what are the rules for sheds, when will the “pod” be moved, when will the Comorant Point curbing be fixed near their entrance sign, and have a shout out sent when the newsletter goes on the website.

Next Meeting: The January 2016 Board Meeting will follow this meeting.

Motion to adjourn: Rose made a motion to adjourn; Shirley seconded it; voted unanimously by everyone present, including homeowners. The meeting ended at 3:05 P.M.

Submitted by: Rose Chupka Cookman, Outgoing Secretary

Golf Hammock Owners' Association, Inc.
February 8, 2016
Board Meeting Minutes

Call to Order: Vice President J.P. Fane, acting on behalf of President George Kibe, brought the meeting to order at 7:07 P.M.

Roll Call:

	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com		X
J.P. Fane, Vice President; 863-386-4809; ipfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghoa@yahoo.com	X	
Shirley Kuznarik, Director; 863-382-3656; kuzfla@yahoo.com	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratemail.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 1/26/16. Signs posted at front /west entrances on 2/5/16.

Meeting Minutes: On a motion from Victor and a second from Shirley, the January 16, 2016 Board meeting minutes were approved as written. Similarly, the Board approved the content in the Association's Annual Meeting Minutes from January 16, 2016; subject to a final approval of the membership at the annual meeting in January 2017.

Report of Officers:

President's Report

Assessments- I received several calls about members not receiving assessments in December. In 2016 assessments were sent in mid-January to all home owners.

Dumpster approval- A resident requested and received approval to locate a dumpster on their property for a period of one week.

UPS Pod—I spoke with UPS about the POD container still located at the tennis courts. UPS has scheduled a removal for 2.3.16. I also informed the UPS supervisor that any future placement must be coordinated and approved by the GHOA board.

Property in Violation- A property with multiple violations was unable to complete necessary repairs according to an agreed schedule. I contacted the owner and received a new schedule. We will continue monitor the progress to ensure completion.

West Entrance Sign-- Repairs completed and the sign is back in place.

Vice President's Report

No new information at this time.

Treasurer's Report

Below is the banking activity for January. The major expenses for the month that were out of the ordinary monthly expenses were for the printing of the Annual Proxy letters and the Directories for 2016/2017.

Checking

Date	Check	Description	Amount	Current BalanceMemo
1/1/2016		Beginning Balance	\$8,921.05	
1/4/2016	9764	Crystal Clear Fountains	(\$135.00)	Common Grounds
1/5/2016	9751	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
1/7/2016	9766	Custom Print Shop	(\$710.28)	Newletters
1/7/2016	9767	Custom Print Shop	(\$1,093.87)	Annual Proxy
1/8/2016		Transfer from Savings	\$20,000.00	
1/11/2016		Deposit	\$612.16	Assessments
1/11/2016		Deposit	\$330.00	Assessments
1/11/2016		Deposit	\$1,395.00	Assessments
1/12/2016	9768	Aquatic Weed Control	(\$901.00)	Common Grounds
1/12/2016	9744	Pella & Associates	(\$685.00)	Accounting Services
1/12/2016	9753	Ruthie O'Neill	(\$225.00)	Website
1/15/2016	9770	LawnMasters of Highlands	(\$615.00)	Common Grounds
1/21/2016		Deposit	\$400.00	Newsletter Ad Revenue
1/21/2016		Deposit	\$3,575.00	Assessments
1/21/2016		Deposit	\$3,345.00	Assessments
1/21/2016		Deposit	\$1,275.00	Assessments
1/22/2016	9771	Mark Breed	(\$125.00)	Attorney Fees
1/22/2016	9772	George Kibe	(\$56.52)	Reimbursement –
		Storage bins & Plywood for Sign		
1/26/2016	9774	Bogus Printing	(\$2,247.00)	Print Directories
1/26/2016	9775	Sebring Christian Church	(\$150.00)	Donation – Ann. Mtg.
1/26/2016		DUKE ENERGY	(\$689.52)	Lighting
1/26/2016		DUKE ENERGY	(\$34.43)	Fountain
1/26/2016		DUKE ENERGY	(\$21.63)	West Entrance
1/27/2016	9763	Pella & Associates	(\$685.00)	Accounting Services
1/28/2016		Deposit	\$1,765.00	Assessments
1/28/2016		Deposit	\$2,000.00	Assessments
1/28/2016		Deposit	\$3,435.00	Assessments
1/28/2016		Deposit	\$3,600.00	Assessments
1/28/2016		Deposit	\$3,450.00	Assessments
1/28/2016		Deposit	\$3,600.00	Assessments
1/28/2016		Deposit	\$3,600.00	Assessments
1/28/2016		Deposit	\$3,600.00	Assessments
1/28/2016		Deposit	\$3,600.00	Assessments

1/28/2016	Deposit	\$3,600.00	Assessments
1/28/2016	Deposit	\$3,600.00	Assessments
1/29/2016	Deposit	\$1,710.00	Assessments
1/29/2016	Deposit	\$3,600.00	Assessments
1/29/2016	Deposit	\$3,600.00	Assessments
1/29/2016	Deposit	\$3,600.00	Assessments
1/29/2016	Deposit	\$3,575.00	Assessments
1/29/2016	Deposit	\$3,600.00	Assessments
2/1/2016	Monthly Service Charge	(\$3.00)	
2/1/2016	Ending Balance	\$86,610.99	

Savings			
12/31/2015	Beginning Balance	\$158,447.67	
1/8/2016	Transfer to Checking	(\$20,000.00)	
1/31/2016	Credit Dividends	\$6.05	
12/31/2015	Ending Balance	\$138,453.72	

On a motion from Shirley and a second from Bob, the Board voted to approve the Treasurer Report.

Victor also circulated a listing of our Common Ground and Lakes contractors, highlighting those where we still need an updated Certificate of Insurance for our files.

Victor also circulated a Florida Condo and HOA Law Blog posting that provides guidance on how our Association may legally guide homeowners on pets.

Secretary's Report

Jointly between the outgoing and incoming Secretary, the transition of responsibility and files was successfully completed. Initiated one new Shout Out regarding the upcoming Yard Sale. Updated Shout Out procedure for review at the February 8 Board meeting.

The routine process for meeting minutes is being adjusted. Meeting minutes will be posted to the website after final Board approval. Any member interested in attending or participating in an upcoming Board meeting will find a preliminary agenda for the meeting posted on the website and on the Clubhouse bulletin board, two weeks prior to the event.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

Work continues on developing contract documents for the Culvert Renovation/Re-build projects. Followed up on a member complaint regarding the drainage ditch fronting the community on Hammock Road. Continued evaluating traffic safety concerns on Golf Hammock Road at the Golf Pro Shop/Clubhouse Circle. A plan of action for all three of these issues will be proposed at the February 8 meeting.

Routine maintenance of the Common Grounds continued for the reporting period without incident. An RFP has been developed for Lawn care Services, and bids will be accepted through the month of February.

Violations/Complaints (Chair: Bob Schroeder)

Received pass down from previous Chair. Turnover consisted of historical files, notebook with 2016 documentation regarding the processing of complaint forms, examples, etc. Current status for the period is 3 completed violations and 1 open violation. The open violation is in regards to 1600 Mulligan Road. Various deficiencies are being addressed, with a projected completion date of March 6.

After my appointment, 3 new complaints have been received. One has been resolved, and two others require additional Board discussion and will be presented under New Business.

Lakes/Ponds (Chair: Nancy Beatty)

There has been a price increase from one of our vendors, Aquatic Weed.

The poor condition of the Lake Clara drainage basin has been brought to the attention of the Committee. The cover grate for this basin is scheduled to be re-built as part of the Culvert renovation project.

Nancy mentioned that the City of Sebring Water Department had recently made some repairs at 3413 Waterwood, and failed to restore a section of the road pavement. JP agreed to follow up with the City on this issue.

Architecture (Chair: Shirley Kuznarik)

At this point Architecture has no report, a few inquiries have been received.

Clubhouse (Chair: Shirley Kuznarik)

Clubhouse activities are progressing as planned.

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

NEWSLETTER REPORT

February 8, 2016

Eight newsletters will be published this year. If anyone has something to submit, please send it to me by the 5th of each month. Because of a new policy, meeting minutes will not be published until they are approved so expect a 4-6 week delay. Please let Marge Schindewolf (Directory/Data Base) know via email or in writing if you are interested in receiving a hard copy of the newsletter. Thank you. Rose Chupka Cookman

WEBSITE

February 8, 2016

Each Association now has its own webpage. Those HOA officers can work directly with our webmaster to add and delete items from their page.

In order to keep the GHOA Bay site fresh, we are in the process of revising our policy. Suggested guidelines are: an expiration date be established for all listings (30 days); the individual needs to renew the item for the second 30 days or the item will be automatically removed. After two months, the item will be removed for 30 days before it can be relisted. We will list these new terms on the GHOA Bay once fully established. If anyone has other ideas, please let me know. Thank you. Rose Chupka Cookman

Report from Webmaster, Ruthie O'Neill:

1. Google Analytics Report for January 2016

Page Views: 1, 282

New Visitors 42%

Returning Visitors 52%

2. New Website Features

1. The Site Map

2. Monthly Calendar

Shout Out (Chair: Mark Walczak)

Initiated one new Shout Out regarding the upcoming Yard Sale. Updated Shout Out procedure for review at the February 8 Board meeting.

Database/Directory (Chair: Marge Schindewolf)

Two new residents moving into Golf Hammock, and one new resident in Cormorant Point reported in January.

Any corrections or deletions to the directory need to be sent to margeschindewolf@comcast.net. Any changes need to be in writing, not over the phone.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

One visitation in January.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No report this month.

Neighborhood Watch (Chair: Ivan Shapow; 908-896-0580; ivanpupsky@yahoo.com)

Chair Ivan Shapow shared a report from the Sheriff's Office that during the past 90 days there have been no reported incidents or crime in the Community. This led to a discussion on Neighborhood Watch that

included both Board members and the audience. Opinions varied widely on the concept and no consensus emerged on the direction the Golf Hammock program should take.

JP moved to table this item until next month.

Annual Yard Sale (Chair: Bob Schroeder)

Initial signs, announcing the event at our east and west entrances, are temporary and the Committee is awaiting new signs that are more compatible with the Board's appearance guidelines.

One Shout Out has been sent and Bob will request a reminder Shout Out as the event date approaches. A request has been made to the Sheriff's Office for a presence and for traffic control on the day of the event.

Old Business:

1. JP provided the Board with a revised proposal from Excavation Point Inc. (EPI) to handle a series of 12 failed culverts, considered a high priority for replacement. No one on the Board was able to identify another qualified contractor performing similar work in Highlands County and so this work is being considered a Sole Source Purchase. A question arose about the level of detail provided in the revised proposal and whether it was adequate. No Board member present expressed a reservation about this. Several Board members shared past experiences working with EPI. All past experiences were positive and each characterized EPI as a high quality, high reliability contractor.

On a motion from Victor with a second from Bob, the Board approved awarding a contract to EPI to replace failed culverts identified in the revised proposal as #1, #4, #5, #6, and #11. The Board also approved the replacement of cover grates identified in the revised proposal as #2 and #3. This proposed expenditure totals \$58,000.

2. Victor presented the Board with a proposed "Golf Hammock Owners' Association Procurement Policy". After a brief discussion, Victor made a motion, seconded by Bob, to approve the policy as proposed. Motion passed unanimously.

New Business:

1. Bob reviewed two new complaints for the Board's input. These complaints both deal with company vehicles being parked routinely and daily in the driveway of the homeowner. This practice potentially conflicts with the Standing Rule regarding company vehicles. Both sides of these company vehicles are decorated with advertisements from roof to wheel well, potentially conflicting with deed restrictions prohibiting unauthorized signs in the community.

Bob asked if there is any exception to the rules for homeowners that use vehicles as their primary source of income. He presented the Board with written requests for an exception from the homeowners.

Victor made a motion, seconded by JP, to table this discussion until next month, as efforts are underway to clarify enforcement criteria for some of our deed restrictions and standing rules. Motion passed.

2. Mark discussed the drainage ditch along Hammock Road, fronting the Cormorant Point section of our Community. The County owns and has responsibility for maintaining the drainage ditch, but County maintenance standards may not result in an appearance that is satisfactory to our Community. Mark made a motion, seconded by Rose, to add a task to our Landscape service. The ditch will be periodically trimmed and clippings and roadside debris removed to achieve a satisfactory appearance. Motion passed.
3. JP discussed traffic safety on Golf Hammock Circle, emphasizing the exit from the parking lot at the swimming pool. Visibility is low for oncoming traffic, golf course guests and carts tend to overlook the one-way traffic flow in the circle, and the traffic mirror at the intersection is out of alignment and broken beyond repair.

Mark made a motion to install traffic bollards and chains at this subject intersection, as illustrated in the handout to the Board, at a cost not to exceed \$1,000, and subject to the approval of the Golf Course Owner. Rose seconded, and the motion passed. JP will follow up with the Golf Course and coordinate the installation.

4. Mark presented the Board with a proposed revision to the "Golf Hammock Shout Out" procedure. After a brief discussion, Mark made a motion, seconded by Bob, to approve the revised procedure as proposed. Motion passed. Shout Outs are generally coordinated through the Secretary, however, any Board Officer may initiate a Shout Out for an urgent matter.
5. There was a discussion on how to dispose of old Association hardcopy records, exceeding the required retention period. It was decided to shred them. Joyce Rowe volunteered to arrange the shredding of four boxes of old records from the Association's office.

Member Comments:

No members requested an opportunity to speak at this meeting.

Next Meeting: Next meeting is on March 14, 2016. Workshop at 6:00 pm, meeting at 7:00 pm.

Meeting adjourned.

Respectfully submitted,

Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.

March 14, 2016

Board Meeting Minutes

(THESE MINUTES WERE APPROVED BY THE BOARD AT THE APRIL 11, 2016 GENERAL MEETING.)

Call to Order: President George Kibe, brought the meeting to order at 7:00 P.M.

Roll Call:

	Present	Absent
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com		X
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghoa@yahoo.com		X
Shirley Kuznarik, Director; 863-382-3656; kuzfla@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net		X
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 3/1/16. Signs posted at front /west entrances on 3/13/16.

Meeting Minutes: The February 8, 2016 General Meeting minutes and the February 29, 2016 Special Meeting minutes were approved.

Report of Officers:

President's Report

Garage Sale- Attended the annual Garage sale and introduced myself to each member participating. I received positive comments and expressions of appreciation from all the participants and requests that this sale continue into the future. Thanks to Judy Trier and Bob Schroeder for leading and coordinating this event.

Culvert repair estimate—Identified and contacted a licensed second source interested in bidding the culvert repair activities. Mark Walczak, Pete Broksch and I met with the potential supplier visited each of the culverts in question and answered questions.

Traffic and Street sign replacement at the Circle- The Mulligan Road street sign and post at the traffic circle was damaged. Mark Walczak and I replaced the signage and post.

Vandalism- Several road signs have been Vandalized. Please report any vandalized signs.

Standing Rules- Completed a review of past Board meeting minutes to determine and document exiting GHOA standing rules.

Fines and Suspensions- Pursuant to Florida Statutes, S. 720.305 (2) the Board of Directors is required to establish a standing committee to hear and determine the validity of fines or suspensions imposed by

the Board against the Association's members or others for whom the members are responsible under the Association's governing documents and its Rules and Regulations. I generated a policy and procedure for a GHOA committee, and sent it to legal review.

Vice President's Report

No new information at this time.

Treasurer's Report

Below is the banking activity for February. Assessments continue to arrive daily and through the end of February we have received 70% of the annual total. Note, there are only two bills for Duke Energy, the account for the Fountain had a deposit on the account, which was credited back, thus we have a credit balance for a few more months.

Date	Check	Checking Description	Amount	Memo
2/1/2016		Beginning Balance	\$86,610.99	
2/1/2016	9773	Lerma's Landscaping	(\$600.00)	Common Grounds - Mowing
2/2/2016	9779	Mark Breed	(\$100.74)	Attorney Fees
2/2/2016	9780	Mark Breed	(\$75.00)	Attorney Fees
2/2/2016	9781	Mark Breed	(\$53.20)	Attorney Fees
2/2/2016		Deposit	\$1,221.22	Assessments
2/3/2016	9778	Creative Printing	(\$102.72)	Letterhead
2/3/2016	9777	Creative Printing	(\$75.97)	Envelopes
2/4/2016	9765	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
2/4/2016		Drop Off Deposit	\$800.00	Assessments
2/4/2016		Drop Off Deposit	\$800.00	Assessments
2/4/2016		Drop Off Deposit	\$3,600.00	Assessments
2/4/2016		Drop Off Deposit	\$3,400.00	Assessments
2/4/2016		Drop Off Deposit	\$3,435.00	Assessments
2/8/2016	9769	Ruthie O'Neill	(\$225.00)	Website
2/8/2016	9784	Golf Hammock Golf & Country Club	(\$28.30)	Clubhouse Utilities
2/9/2016	9785	Aquatic Weed Control	(\$901.00)	Lakes & Ponds
2/11/2016	9786	LawnMasters of Highlands	(\$465.00)	Common Grounds - Mowing
2/12/2016		Deposit	\$3,185.00	Assessments
2/12/2016		Deposit	\$800.00	Assessments
2/12/2016		Deposit	\$2,400.00	Assessments
2/12/2016		Deposit	\$3,100.00	Assessments
2/12/2016		Deposit	\$3,600.00	Assessments
2/17/2016	9606	Highlands County Sheriff's Office	(\$120.00)	Yard Sale - Traffic
2/18/2016		Deposit	\$3,450.00	Assessments
2/18/2016		Deposit	\$3,425.00	Assessments
2/22/2016	9788	JV Landscaping	(\$500.00)	Mowing - Lots
2/23/2016	9789	Artistic Frames & Graphics	(\$181.90)	Yard Sale - Signage

2/23/2016	9790	Bob Schroeder	(\$10.59)	Reimbursement – Lighting
2/24/2016		DUKE ENERGY FLO MONEYLINE		
		EXPRESS - BILL PAYMT	(\$658.18)	Lighting
2/24/2016		DUKE ENERGY FLO MONEYLINE		
		EXPRESS - BILL PAYMT	(\$21.18)	West Entrance
2/26/2016	9776	Pella & Associates	(\$685.00)	Accounting Services
2/26/2016	9792	Mark Walczak	(\$114.84)	Reimbursement - Printing
2/26/2016	9791	Joyce Rowe	(\$83.80)	Reimbursement - Shredding
2/26/2016		Deposit	\$110.00	Assessments
2/26/2016		Deposit	\$2,425.00	Assessments
2/26/2016		Deposit	\$3,475.00	Assessments
2/29/2016	9795	Lerma's Landscaping	(\$600.00)	Common Grounds - Mowing
3/1/2016		Monthly Service Charge	(\$3.00)	
3/1/2016		Ending Balance	\$119,831.76	
Savings				
2/1/2016		Beginning Balance	\$138,453.72	
3/1/2016		Credit Dividends	\$5.49	
3/1/2016		Ending Balance	\$138,459.21	

As of this meeting date, unpaid assessment fees amount to \$33K, and are all due by the end of March.

Secretary's Report

Changes made last month to the routine schedule for publishing meeting minutes are being rescinded at the request of the President. The new schedule for publishing will be as follows: "I would like you to give the Directors 1 week, from the day you send them out, to comment. Then I would like them published as "Draft" to the Web site. The News Letter should contain the approved minutes from the last meeting e.g. March should have February's, since you should have received comments and a formal approval by the publication date."

Two Shout Outs were issued for the period. The glass bulletin board and the correspondence drop box at the entrance to the Clubhouse were given a 'spring cleaning'.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

Regarding the Culvert Renovation/Re-build projects, the Committee participated in some of the additional information collection, and awaits the Board's final direction in implementing this project. Final plans are being made to install a series of bollards at the west exit of the Pro Shop parking lot onto Golf Hammock Circle for improved traffic safety. Bollard installation should be occurring in April. The broken mirror at this intersection was removed and discarded in anticipation of the bollard installation.

We had a response from two qualified bidders for the recent RFP for Lawncare Services to compare to our current, updated pricing we receive from our current service provider, Lawn Masters of Highlands,

Inc. There is a menu of eleven Common Ground areas that require lawncare services, and the bidders were asked to provide a price for each episode of service for these areas. The results, in total, were:

Lawn Masters of Highlands, Inc.,	\$515
From the Roots Up, Inc.,	\$782
TWQ, LLC,	\$698

This menu approach to providing Common Ground lawn care services is expected to have a positive impact on the 2016 lawn care budget. The Board agreed with the Committee's recommends that we continue our current lawn care arrangements with Lawn Masters.

There were several repairs and improvements made in traffic and directional signage. The Mulligan Road street sign, traffic signs, and post at the traffic circle were damaged by an unknown hit-and-run vehicle. The posts and signs were replaced. Stop signs at Golf Hammock & Par Roads and Bunker & Lost Ball Roads were recently vandalized. The sign at Golf Hammock and Par was replaced, and the other one was cleaned/restored and left in service. Replaced a worn 'Golf Cart Crossing' sign on Par Road. Replaced a worn 'Speed Limit 25 mph' along Golf Hammock Road. Replaced a worn 'Golf Hammock Drive' street sign at the Circle intersection.

The pump serving the irrigation system at the East entrance malfunctioned once again, and was repaired by our service provider, Steve's Sprinkler Systems.

Routine maintenance of the Common Grounds continued for the reporting period without incident.

Violations/Complaints (Chair: Bob Schroeder)

There were four Violations/Complaints reported for the past month, and all four have an 'open' status requiring additional follow-up to achieve a satisfactory resolution.

1. Landscape issue regarding the removal of a dead tree and associated debris.
2. Yard and lawn maintenance issue
3. Dwelling and yard maintenance issue
4. Property being used to openly store boat/trailer, garage being used as a vehicle repair shop.

Lakes/Ponds (Chair: Nancy Beatty)

No new items to report this month.

Architecture (Chair: Shirley Kuznarik)

5 New Fences

1 Shed

1 Roof to cover patio, 6' x 25

General Home repairs, replace existing wood trim and paint

Clubhouse (Chair: Shirley Kuznarik)

We had card / game nights as usual on the 2nd/3rd and 4th Tuesday at 7 p.m. - attendance was up this month -there is knitting (of all sorts) on Wednesdays - the library/magazine swap is being used well - of

course we have our coupon and medicine bottle collecting as usual . Please make note all and join us in a few hours of socialization and fun!!!

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

NEWSLETTER:

I received several emails and phone calls this past month inquiring why the February meeting minutes were not in the February newsletter or on the website. I explained that the Board changed its policy and now will only publish approved meeting minutes. Any questions on meeting minutes, please contact the GHOA Secretary, Mark Walczak.

The GHOA newsletter box on the clubhouse door facing the driving range has been removed. It was being used as a trash receptacle and attracted wasp nests.

WEBSITE:

The GHOA Bay has now been updated and new items are listed. The new GHOA Bay policy and terms are listed on the website. (GHOA Policy --- All listings will be posted to the GHOA Bay page within 2 business days upon receipt of listing. Images must be clear and high resolution quality. A 30-day expiration date will be established for all listings. Five days prior to the expiration date, the webmaster will send an email reminding the individual to renew their listing for an additional 30 days. If the webmaster does not receive notice to renew, the item will be removed. After 60 days on the website, the item will automatically be removed for 30 days before it can be re-advertised. If the item is re-advertised, the procedure above would be followed. If an item sells on the website, the webmaster will place a red "sold" tag on the item for five days so individuals can see items are being sold on the website. We hope this new policy will keep the GHOA Bay site fresh and draw more people to it.)

FROM OUR WEBMASTER:

The new GHOA Bay webpage has been completed and published. New features include:

- New modern GHOA Bay logo
- Collections: Jewelry, Home Decor, Home Furnishings, Outdoors, other, and wanted items.
(Each collection has its own webpage.)
- New animated product widgets to show case items, draw attention and use to highlight collections.
- Custom ribbons for new listings, reduced prices, and items that have been sold.

Monthly calendar and site map have been added to the website (can be found in the footer).

Website monthly stats:

Webpage views for month of February: 1,578 page views

432 sessions (average time of visit is 4 minutes)

40.5% are new visitors

59.5 are returning visitors

Submitted by: Ruthie O'Neill, Webmaster

Shout Out (Chair: Mark Walczak)

See Secretary Report.

Database/Directory (Chair: Marge Schindewolf)

We had two new residents move into our community during the month of February. Several changes and additions to the data base itself were made as far as addresses go. I would like to remind anyone who would like a hard copy of the newsletter to please email me with the information please.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

No visits conducted this past month.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

Co-Chairs plan to meet this coming month.

Neighborhood Watch (Chair: Ivan Shapow; 908-896-0580; ivanpupsky@yahoo.com)

No activity to report this month.

Annual Yard Sale (Chair: Bob Schroeder)

Signage purchased for this event was designed to be reusable for future yard sales, possibly reducing expenditures that, this year, amounted to \$691.59. Compared to rental income for the event, there was a modest deficit of \$51.59.

As mentioned earlier by the President, feedback from participants was excellent and the Board thanks the Committee for their fine efforts.

Old Business:

1. The path forward on our culvert projects. Implementation and communication strategies to help our members cope with the disruptions.

Victor moved that the Common Grounds Committee act on necessary Culvert repair/replacement not to exceed \$60K, using EPI as contractor, with repair/replacement priorities left to the discretion of the Committee. Motion seconded by Marge.

Discussion included comments that the second estimate for the work from Cobb Site Development contained some differences in material and labor, but was 85% higher than the EPI estimate. The Committee to set priorities will include JP, Mark, Pete Broksch, and George.

The vote on this motion approved unanimously.

Victor then moved to have the engineering firm of Cool & Cobb, for the sum of \$4,200, provide services to map the complete network of culverts and drainage ditches, and to survey and convey integrity insights and repair priorities for each of the existing culverts. Motion seconded by Bob.

Discussion on this motion noted that a second bidder, Polston, declined to bid. It was noted by the Committee that the competitive bidding process for the Culvert repairs was a learning experience that provided much insight into how culverts might be evaluated and prioritized, and so this expenditure may be unnecessary. However others on the Board felt the need to use outside expertise to be confident that we have a workable master plan in place. George will be coordinating this Engineering effort.

The vote on this motion approved unanimously.

2. A motion to amend the Procurement Policy

After temporarily handing the gavel to Mark, George moved that the GHOA Procurement Policy, First Paragraph, Sentence 4 be amended from "The RFQ shall be posted on the Association's website." to "The RFQ shall be posted on the Association's website and a Legal Announcement shall be printed in the "Highlands Today" newspaper for a period of no less than 7 calendar days." Motion seconded by Victor.

There was some discussion whether it would always be necessary to advertise RFQ's in the newspaper, but most felt we should maintain this standard practice for all applicable RFQ's. The vote on this motion passed unanimously.

3. A motion to "Lift from the Table" discussions on the "Green Pamphlet".

George moved to "take from the table" discussions on the "Owners Quick reference Guide to: Property Responsibilities, Covenants, Restrictions, By-Laws and Standing Rules for Golf Hammock" (AKA The Green Pamphlet)". Motion seconded by Marge.

Discussion clarified that this document maintains its active status, but is now available for edits and amendments by the Board. The vote on this motion passed unanimously.

4. A motion to formally publish existing standing rules as a stand alone document.

George moved that a document called the 'GHOA Standing Rules' be published and controlled as a single stand-alone document, that each standing rule have a sequential identifier, starting with the letters S.R. (Standing Rule) followed by a sequential numerical reference, that each Rule is then written as approved by the Board, and includes the date "Enacted", further if a Rule is amended or repealed, any changes to the existing text shall be stricken out, new text shall be added in italics and the "Amended" or "Repealed" date added to the Standing Rule. Motion seconded by Victor.

Comments during the discussion on this motion were in support of the motion and it was designated as the Secretary's responsibility to create a procedure and to compile and publish the approved document. The vote on this motion passed unanimously.

George then moved that the list of 36 Standing Rules (previously circulated to the Board members, and distributed to some members at the meeting), serve as the first publication of the GHOA Standing Rules. Motion seconded by Victor.

The vote on this motion passed unanimously.

5. **A motion to introduce a Certificate of Insurance Policy for our service providers, specifying minimum liability and worker's comp limits.**

This matter was tabled until next month.

6. **Discussion on company vehicles and unauthorized signs.**

This discussion involved two open Violations/Complaints introduced in last month's meeting. These complaints both deal with company vehicles being parked routinely and daily in the driveway of the homeowner. This practice potentially conflicts with the Standing Rule regarding company vehicles. Both sides of these company vehicles are decorated with advertisements from roof to wheel well, potentially conflicting with deed restrictions prohibiting unauthorized signs in the community.

The Homeowners had previously submitted a written request for an exception to the deed restrictions and standing rules that apply, as they use these subject vehicles as a primary source of income. However Florida Statutes and HOA Bylaws do not allow for personal circumstances to enter into the enforcement of deed restrictions and standing rules.

One of the two vehicles has been operating as described since 2005. Victor made a motion, seconded by George, to table this discussion and any necessary enforcement action until further efforts to evaluate/clarify applicable deed restrictions and standing rules are made. Motion passed.

New Business:

1. **A motion to publish and approve a "Compliance policy" for violations and fines.**

George moved that a document entitled "Compliance Enforcement Committee" (previously circulated to the Board and distributed to members at the meeting) be adopted. Motion seconded by Victor.

Discussion: Pursuant to Florida Statutes, S. 720.305 (2) the Board of Directors shall establish a standing committee, herein named the "Compliance Enforcement Committee", to hear and determine the validity of fines or suspensions imposed by the Board against the Association's members or others for whom the members are responsible under the Association's governing documents and its Rules and Regulations. If the Committee, by majority vote, does not approve a proposed fine or suspension it may not be imposed. The proposed document was reviewed by legal counsel and counsel rendered an opinion that it would be acceptable for use.

One concern was expressed about the proposed document. It is a complex and detailed policy. On the rare occasion where this Board might find themselves needing to enact a fine, the complexity of this policy could make the implementation more challenging, and could make finding willing volunteers for the unpleasant task of serving on this committee more difficult. As a result, the proposed policy could be a bottleneck to progress. A much simpler policy, already enacted by the Board and documented in the Green Pamphlet, might better satisfy the need and still comply with the Florida Statute.

The vote on this motion passed. George, Victor, Marge, and Bob voting in favor, Mark opposed.

Member Comments:

No members requested to speak at this meeting.

Next Meeting: Next meeting is on April 11, 2016. Workshop is at 6:00 pm, meeting at 7:00 pm.

Meeting adjourned: On a motion from Victor, seconded by Bob.

Respectfully submitted,

Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
April 11, 2016
Board Meeting Minutes

(THESE MINUTES WERE APPROVED BY THE BOARD AT THE MAY 9, 2016 GENERAL MEETING.)

Call to Order: President George Kibe brought the meeting to order at 7:00 pm P.M.

Roll Call:	Present	Absent
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghoa@yahoo.com		X
Shirley Kuznarik, Director; 863-382-3656; kuzfla@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net		X
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 3/29/16. Signs posted at front /west entrances on 4/8/16.

Meeting Minutes: The March 14, 2016 Board meeting minutes were approved as posted at the Website.

Report of Officers:

President's Report

1. Engaged Cool and Cobb to provide services to map the complete network of culverts and drainage ditches, and to survey and convey integrity insights and repair priorities for each of the existing culverts as authorized by the board on March 14th.
2. Reported 3 street light issues to Duke Energy. Residents can report issues directly to Duke energy at <https://www.progress-energy.com/florida/home/storms-outages/streetlightrepair.page?>
3. Shirley Kuznarik submitted her resignation from the Board of Directors.

Vice President's Report

No new information at this time.

Treasurer's Report

Below is the banking activity for March. The only noteworthy item is the check to Grass Monkey, LLC for the installation of the bollards on the north side of the circle.

Date	Check	Checking Description	Amount	Memo
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3/1/2016		Beginning Balance	\$119,831.76	
3/1/2016	9782	George Kibe	(\$16.92)	Reimbursement
3/1/2016	9794	Bob Schroeder	(\$8.14)	Reimbursement
3/4/2016	9796	Custom Print Shop	(\$562.02)	Newsletter
3/7/2016	9783	Golf Hammock Golf & CC	(\$400.00)	Clubhouse Rent
3/8/2016	9802	Aquatic Weed	(\$1,101.00)	Lakes & Ponds
3/8/2016	9799	Sebring Christian Church	(\$180.00)	Donation - Yard Sale
3/8/2016	9800	Judy Trier	(\$135.27)	Reimbursement – Yard Sale
3/8/2016	9801	Bob Schroeder	(\$58.74)	Reimbursement - Yard Sale
3/8/2016	9797	Clarke Pest Control	(\$230.00)	Common Grounds
3/9/2016		Deposit	\$200.00	Assessments
3/9/2016		Deposit	\$420.00	Assessments
3/9/2016		Deposit	\$1,500.74	Assessments
3/9/2016		Deposit	\$3,600.00	Assessments
3/9/2016		Deposit	\$200.00	Assessments
3/9/2016		Deposit	\$3,400.00	Assessments
3/16/2016	9787	Ruthie O'Neill	(\$225.00)	Website
3/21/2016		Deposit	\$2,385.00	Assessments
3/21/2016		Deposit	\$3.22	Assessments
3/21/2016		Deposit	\$3,200.00	Assessments
3/21/2016		Deposit	\$3,600.00	Assessments
3/21/2016		Deposit	\$55.00	Assessments
3/21/2016		Deposit	\$3,600.00	Assessments
3/21/2016		Deposit	\$400.00	Assessments
3/21/2016		Deposit	\$400.00	Assessments
3/23/2016	9607	Betty M Barney Revocable Trust	(\$275.00)	Assessment Overpayment
3/24/2016		DUKE ENERGY FLO MONEYLINE		
		EXPRESS - BILL PAYMT	(\$632.13)	Lighting
3/24/2016		DUKE ENERGY FLO MONEYLINE		
		EXPRESS - BILL PAYMT	(\$20.70)	West Entrance
3/28/2016	9804	Lerma's Landscaping	(\$600.00)	Common Grounds - Mowing
3/30/2016		Drop Off Deposit	\$2,325.00	Assessments
3/30/2016		Drop Off Deposit	\$1,200.00	Assessments
3/30/2016		Drop Off Deposit	\$3,600.00	Assessments
3/30/2016		Drop Off Deposit	\$3,600.00	Assessments
3/31/2016	9806	Grass Monkey, LLC	(\$1,000.00)	Bollards Install
4/1/2016		Monthly Service Charge	(\$3.00)	
4/1/2016		Ending Balance	\$148,072.80	
Savings				
3/1/2016		Beginning Balance	\$138,459.21	
3/31/2016		Credit Dividends	\$5.86	
4/1/2016		Ending Balance	\$138,465.07	

Victor also provided the Board with a list of 45 delinquent 2016 assessments. A new round of invoices is planned for these accounts, which are now subject to the late payment fee. At this point in time for the process, the list is similar in size to last year's list.

Secretary's Report

Officers and Directors are reminded of the importance of the regularly published 'preliminary agenda', usually about 14 days prior to the General Board Meeting. This preliminary agenda is the primary way we notify the members of upcoming topics being addressed by the Board. Any member interested in attending or participating in an upcoming Board meeting will find a preliminary agenda for the meeting posted on the website and on the Clubhouse bulletin board, two weeks prior to the event.

Legal documents on the Website have been updated with the newly established 'Golf Hammock Owners' Association Standing Rules' document.

Talking points have been developed for the new business agenda item #4, regarding the establishment of a GHOA Policy & Procedure Manual.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

A Culvert Renovation/Re-build project (priority #1, the 200' long, 42" CMP project and outflow structure for Lake Elaine) has been awarded to EPI, and we are awaiting a projected start date. The Committee is awaiting the results of the Cool and Cobb survey to decide on the expenditure of remaining culvert maintenance funds authorized by the Board for 2016.

The reference to the Cool and Cobb survey brought comments from members present regarding drainage issues. A member commented about the pooling of water and slow drain off at the intersection of Cormorant Point Drive and Waterwood. Another member noted a similar condition on Divot Court, and indicated that a sump pump had been installed on the property to expedite the drain off. President George noted that many properties in the Community were originally designed to have a swell at the apron of the driveway, and along the easement portion of the road to efficiently drain off water. Sod and vegetation growth over time has affected some of these swells.

The project to install Bollards at the west exit of the Pro Shop parking lot has been successfully completed, mitigating the potential of a blind, right turn into oncoming traffic. A further look at traffic safety on Hammock Circle revealed an inconsistency in the placement of the 'Yield' sign at Golf Hammock Road. Unlike every other intersection on the Circle, the yield sign is placed so that traffic in the Circle must yield to traffic entering the Circle from Golf Hammock Road. The Committee has been unable to find any long time member who can offer an explanation for this inconsistency. Both the Traffic Engineering Manual and the Driver License Handbook for the state of Florida label the Circle as a 'Roundabout' and indicate that, "Drivers entering the roundabout must yield to traffic already in the roundabout." The Committee will relocate the Yield Sign at this intersection, to have the traffic yield on Golf Hammock Road before entering the Circle. The delineator signs at this intersection will also be replaced, as the current signs have lost their reflectivity.

The Committee recently discovered a small circular turnaround at the end of Mulligan Court that is the home to three very tall palm trees. This circular turnaround would be considered Common Ground, and

as such, these trees need to be added to the annual palm tree trimming. Since they were missed during last fall's palm tree trimming project, they are badly in need of some attention.

The Committee has developed some talking points and background information to facilitate the discussion of new business agenda item #3.

Violations/Complaints (Chair: Bob Schroeder)

Violation 2015-004, open, home maintenance, follow up letter being drafted

Violation 2016-002, closed, Van parking on lawn

Violation 2016-003, closed, tree removal

Violation 2016 005 & 006, closed, Van logos, follow up required to re-write

Standing Rule 36 to support Article VIII and XV

Violation 2016-007, open, occupancy, parking, shed repairs

Violation 2016-008, open, dog lose

Lakes/Ponds (Chair: Nancy Beatty)

On March 14th, Joe from Aquatic Weed came to spray the Lakes. He put Sonar in Lake Clara (90 oz) and Lake Elaine (27 oz).

Architecture (Chair: Shirley Kuznarik)

Reviewed and approved 2 sheds, 2 pools, and 1 fence.

Clubhouse (Chair: Shirley Kuznarik)

No report at this time.

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

NEWSLETTER:

Currently, we have 178 homeowners receiving the newsletter. Under "new business" the Board will make a motion to extend our agreement with Custom Print Shop, Lakeland, through December 31, 2016, at the same 2015 cost for printing and mailing the newsletter; and the yearly ballot.

WEBSITE:

Our webmaster requests that anyone who "subscribed for updates" on the old website; please subscribe again on the new website. Once you subscribe, you will begin receiving updates whenever something new is posted on the website, such as the newsletter, meeting agenda, meeting minutes, etc. The subscribe button is located on the bottom of the home page of the website. We also ask homeowners visit the website at www.ghoaonline.com. Thank you. Rose Chupka Cookman

NEWS FROM OUR WEBMASTER, RUTHIE O'NEILL:

1. The new mobile site is available now. It is optimized for mobile viewing and simple to navigate. Now the Golf Hammock community can stay informed at home or on the go! To view the website on a

mobile device, simply go to your mobile web browser and enter the web address: www.ghoaonline.com (same as your desktop). There is no need to download an app to view the website.

2. There is a Google calendar app that is available to download for viewing the Golf Hammock Monthly Calendar on a mobile phone, iPad or tablet. This is a free app and available in the Apple store and Google Play. I highly recommend it for viewing the GHOA monthly calendar (beautiful layout with great features). It has the ability to sync to other Google calendars that you may have (home, office, etc). For Apple users, the Google calendar can be synced with iCalendar. There is an app for that too.

3. I sent an email to all who have subscribed for updates. I have learned that some email addresses may have been lost during the transition from the old website to the new one. Anyone who has subscribed online and have not receive my email, please subscribe again. In addition, if anyone has subscribed for the Shout Outs and have not received any, please do the same as well. Reminder: If anyone experiences any difficulties with the website, please do not hesitate to contact me via email or by phone after 4 pm Monday through Friday.

4. I have received a lot of positive feedback on the new GHOA Bay, and I would like to remind the GH community to take advantage of this free service.

5. Monthly stats:

Webpage views for month of March:

1,701 page views

423 sessions (average time of visit is 4 minutes)

53.7% are new visitors

46.3 % are returning visitors

Shout Out (Chair: Mark Walczak)

No activity to report at this time.

Database/Directory (Chair: Marge Schindewolf)

We had four new residents for the month of March.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

Two new residents were visited in March.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No activity to report at this time.

Neighborhood Watch (Chair: Ivan Shapow; 908-896-0580; ivanpupsky@yahoo.com)

No activity to report at this time.

Old Business:

1. A motion to introduce a Certificate of Insurance Policy for our service providers, specifying minimum liability and worker's comp limits.

Victor made a motion to create a requirement of our service providers that they 'demonstrate insurance coverage for Liability and for Workman's Compensation to specified limits. And further, those service providers who are eligible for legal exemption from the requirement to provide workman's compensation coverage are required to provide a written acknowledgement from the State of Florida to verify their status.' JP seconded the motion.

A discussion on coverage limits defined the specified limits as Liability Coverage of \$1,000,000 (smaller companies might be considered with coverage of \$300,000). Workman's Compensation coverage for all service providers would be a minimum of \$100,000 per person, \$500,000 per accident, and \$100,000 per disease.

At this time, three service providers, Lawn Masters, Lerma's Landscaping, and Chrystal Clear Fountains need to update their Workman's Compensation information to comply with this matter.

The vote on this motion passed unanimously.

2. Discussion on an action plan to mitigate the disruptions created during the upcoming culvert replacement projects.

J.P. reports that EPI will provide the basic street closure signs and warning signs as part of their service. We will plan to use the Website, Newsletter, and Shout Outs to keep our members aware of this activity. Written notices will be distributed, door-to-door, for properties that are directly accessed by roads being temporarily closed for construction.

3. Discussion to clarify enforcement of our 'no solicitation' deed restriction and clarify enforcement of our standing rule for 'parking company vehicles in driveways' to resolve an open violation.

Details of the two open violation/complaints can be found in the March 14, 2016 meeting minutes of the Board.

The sole proponent of enforcing the violations, Secretary Mark, argued that these subject vehicles are company vehicles, not personal, and are designed to solicit business by essentially becoming a mobile billboard/sign. As such, these vehicles are 'other structures' under article XIV, Section 3 of the Bylaws and therefore disrupt the architectural harmony of the community. These vehicles represent an unauthorized/unapproved sign, violating Article VIII of the Covenants & Restrictions. These vehicles are parked daily, unenclosed, in driveways, violating Standing Rule 36 regarding company vehicles.

Opponents of enforcing the violations argued that these subject vehicles are in compliance with Article XV which allows commercial vehicles less than ¾ ton to be kept on properties. Further they are not an unauthorized sign soliciting business, but rather are company (commercial) vehicles used by property owners/members to perform their work duties and assignments. Attempting to regulate signs and messages that decorate vehicles in the community would create disharmony and potential legal action. And since the vehicles fall below the ¾ ton pickup limit in Article XV of the Covenants and Restrictions, the vehicles are not in violation of any covenant or restriction. Standing Rule 36 misinterprets the intention of Article XV by including 'all company vehicles' in its rule.

Five of six Directors present favored the arguments opposing these vehicles as a violation. The Board directed Bob to void the two subject open violation/complaints and to draft a revision to Standing Rule 36 for review by the Board at the May meeting.

4. Discussion to remove from the Board's agenda actions to implement a new Neighborhood Watch program.

Mark made a motion to 'lift from the table the issue of implementing a new Neighborhood Watch program'. Victor seconded. The motion was approved without discussion. Mark then made a motion to 'postpone indefinitely any actions to implement a new Neighborhood Watch program'. Motion was seconded by Victor.

This item has been sitting on the Board's agenda for over one year with little movement. As a courtesy to those who may have originally proposed this new program, action is being taken to close the matter. The vote on this motion passed unanimously.

5. Custom Print Shop, continuation of service agreement.

At the meeting, the Board was offered some additional information on the existing agreement with Custom Print Shop, set to expire in April, and additional information about other potential bidders for the work of printing and mailing monthly newsletters and yearly ballots. JP moved to have the existing agreement with Custom Print Shop continue through the rest of 2016. Victor seconded the motion. The vote on this motion passed unanimously.

New Business:

1. Board resignation (Shirley). Re-assignment of Architecture committee chairmanship. Discussion on replacement candidates for the Director position.

Shirley Kuznarik's resignation is health related and includes the Director position and all Committee chairmanships. Since the Board does not meet in the summer months, and the Director position term ends on December 31, 2016; the Board decided not to fill the position and complete the year with the eight remaining Directors. George will assume the Architecture Committee chair. Linda Fisher has stepped forward to volunteer as the Clubhouse Chair, and was approved by the Board unanimously. Linda has also indicated an interest in the ballot for the Director seat in 2017.

2. A motion to introduce a change in traffic signs at the intersection of Golf Hammock Road and Hammock Circle.

This activity was addressed in the Common Grounds Committee report. No Board motion was required, as the Board has already funded this activity in the 2016 Budget.

3. A motion to introduce a new standing rule regarding the trimming of trees and shrubbery along community roads and road easements.

Mark made a motion, 'All trees extending over the roadway must be trimmed to a height of 11' 0" to accommodate vehicle types that routinely travel through the Community. Additionally, all shrubbery planted in, or extending over, the roadway easement shall be trimmed to the satisfaction

of the Homeowners' Association so that these plantings do not obstruct visibility or create a traffic hazard.' Bob seconded the motion.

Discussion centered on the issue of safety, which is the primary goal of this rule. A variety of vehicles (cars, trucks, golf carts, bicycles) routinely travel on our community roadways, as do pedestrians. There is a need to make sure roads offer good visibility and taller vehicles (package delivery trucks are over 10 feet in height) can operate safely without having to dodge low hanging branches.

Steps will be taken to educate the community about the significance of this new rule, and enforcement of the new rule will follow, if rule violations remain.
The vote on this motion passed unanimously. This rule will be known as Standing Rule #37.

4. Discussion on a direction for establishing a GHOA Policy Manual to provide a home and format for documenting our standing rules, our approved policies, and other appropriate documents.

Mark led a discussion on the need to create a policy and procedure manual, noting that since his election to the Board this past September, there are, at least, ten policies and procedures that the Board has approved to guide its operation. In addition Mark shared some other sample policy categories that might be considered 'best practice' for a Homeowners' Association.

Victor commented that written policies and procedures provide for the continuity of operations for the HOA, and suggested that written job descriptions for each Officer position should be included in this documentation.

With general agreement of the Board members present, the Board directed the Secretary to take steps to make it happen.

5. Discussion on Clubhouse bulletin boards.

Victor led a discussion on the Clubhouse bulletin boards. He indicated that in fairness to our paid advertisers, the Clubhouse bulletin boards should not be used for free advertising of goods or services. Non-profit activities posted to the bulletin board should have a broad community appeal and not be construed to imply any GHOA endorsement or recommendation of a particular non-profit.

The Board directed newly appointed Clubhouse Chair, Linda Fisher, to draft a policy for the Board's approval.

Member Comments:

- A member on Mulligan Court asked the Board to repair a large irregularity in the asphalt at the driveway entrance to the home.
- A member reported a large infestation of fire ants on the recreational area of Cormorant Point Pond, at the intersection of Waterwood Drive and Golf Haven Terrace.
- A member inquired about weed control activities on Mills Pond, and asked to be better informed about actions being taken on the Pond.

Next Meeting: Next meeting is on May 9, 2016. Workshop starts at 6:30 pm, meeting at 7:00 pm.

Adjourn: On a motion by JP, seconded by Marge, the meeting was adjourned at 8:35 pm.

Respectfully submitted,
Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
May 9, 2016
Board Meeting Minutes

[THESE MINUTES WERE APPROVED BY THE BOARD AT THE SEPTEMBER 12, 2016 GENERAL MEETING.]

Call to Order: President George Kibe brought the meeting to order at 7:02 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratemail.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 4/26/16. Signs posted at front /west entrances on 5/6/16.

Meeting Minutes: The April 11, 2016 Board meeting minutes, as posted on the Website in draft form, were approved by the Board.

Report of Officers:

President's Report

Culvert Inspection Report --Received the Culvert Inspection Report from Cool and Cobb. This report was given to the Common Grounds/Roads Committee for review.

Vacant Lots—Letters were sent to the owners of Vacant lots reminding them of the spring mowing requirement.

Vice President's Report

No report at this time.

Treasurer's Report

Below is the banking activity for April. We made our annual filing with the State of Florida, updating our Board Officers. As of April there were about 35 homes delinquent in their annual assessments. Late notices are being sent the first week in May.

Account receivables are now down below \$10K, including approximately \$6K in delinquent assessment fees. As a result of newly enacted estoppel procedures, the GHOA is expected to collect \$4K in fees for the 2016 budget year.

Checking				
Date	Check	Description	Amount	Memo
4/1/2016		Beginning Balance	\$148,072.80	
4/1/2016	9811	Custom Print Shop	(\$722.35)	Newsletter
4/4/2016	9793	Pella & Associates	(\$685.00)	Accounting Services
4/4/2016	9798	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
4/4/2016	9809	Hardric McMillon	(\$149.00)	Reimbursement - Website Fee
4/4/2016		Drop Off Deposit	\$3,600.00	Assessments
4/4/2016		Drop Off Deposit	\$75.00	Assessments
4/4/2016		Drop Off Deposit	\$856.50	Assessments
4/4/2016		Drop Off Deposit	\$3,600.00	Assessments
4/5/2016	9808	Golf Hammock Golf & Country Club	(\$46.61)	Clubhouse Utilities
4/8/2016	9807	George Kibe	(\$32.73)	Reimbursement – Lighting
4/12/2016	9813	Aquatic Weed Control	(\$1,101.00)	Lakes & Ponds
4/12/2016		Deposit	\$2,325.00	Assessments
4/12/2016		Deposit	\$475.00	Assessments
4/13/2016	9803	Ruthie O'Neill	(\$225.00)	Website
4/18/2016	9608	Florida Dept. of State	(\$61.25)	2016 Annual Report Filing
4/21/2016	9814	Lawn Masters of Highlands	(\$800.00)	Common Grounds – Mowing
4/25/2016	9815	Lerma's Landscaping	(\$600.00)	Common Grounds - Mowing
4/25/2016	9818	E. Mark Breed III P.A.	(\$225.00)	Legal
4/25/2016	9816	E. Mark Breed III P.A.	(\$102.48)	Legal
4/25/2016	9817	E. Mark Breed III P.A.	(\$78.45)	Legal
4/25/2016	9819	E. Mark Breed III P.A.	(\$20.00)	Legal
4/27/2016		Deposit	\$1,800.00	Assessments
4/27/2016		Deposit	\$150.00	Website Ad
4/29/2016	9821	Custom Print Shop	(\$722.99)	Newsletter
5/1/2016		Monthly Service Charge	(\$3.00)	
5/1/2016		Ending Balance	\$154,979.44	
Savings				
4/1/2016		Beginning Balance	\$138,465.07	
4/30/2016		Credit Dividends	\$5.67	
4/1/2016		Ending Balance	\$138,470.74	

Secretary's Report

Board activities have been occurring and are documented according to plan. No new 'Shout Out' activity for this reporting period.

A draft enforcement policy document has been authored and circulated for preliminary comment in anticipation of a Board discussion under New Business, agenda item #1, Signs approved by the Board.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

A dialogue continues with our contractor, EPI, regarding a start date for the Culvert and Outflow structure re-build serving Lake Elaine. Also, responding to a member complaint in April, EPI has been asked to correct an irregularity in the asphalt at a member's driveway on Mulligan Court.

Met with Clarke Pest Control Services to discuss the distressed condition of the Viburnum Hedge on Dog Leg, at the West entrance. There are issues with insects, fungus, and weeds. Clarke will be making a new application of insecticide, fungicide, and fertilizer to address these issues and has agreed to monitor the recovery progress of this hedge more closely the coming months. Additionally, responding to a member complaint in April, Clarke has submitted an approach to address the fire ant issue on the recreational area of Cormorant Pond. After discussing this approach at the meeting, the Committee will proceed ahead with Clarke treating the subject area quarterly for fire ants at a rate of \$100 per treatment.

The stop sign at the intersection of Bunker and Dog Leg was severely stained and faded by the sun. A new stop sign was installed and the rusty pole was painted. Similarly, the rusty pole at Lost Ball and Pitching Wedge was painted. The stop sign at the intersection of Mulligan and Duffer was severely stained and faded by the sun. A new stop sign was installed. The Yield sign located at Golf Hammock Drive and the Circle was relocated to comply with requirements outlined in the Florida Traffic Engineering Manual. The Yield sign at the West entrance was cleaned, and the pole painted. Graffiti was removed from stop signs at Golf Haven and Summertree and Golf Haven and Waterwood. An attempt was made to clean stains, of unknown origin, on the stop sign at the East entrance, but was unsuccessful. The stop sign has been permanently disfigured and should be replaced.

A member at 3908 Duffer Road has requested that GHOA replace the hog wire perimeter fence along the back of their property. The Committee made a site visit to confirm the need, and found that the fence is in need of replacement. There are several concerns. Several large trees grow right at the property line. The member has requested that a gate be installed along with the fence replacement. County records are being reviewed. The member request was discussed at the meeting, and the request requires additional investigation before proceeding with the fence replacement. George will seek a legal review of the request and Mark will obtain cost information.

Violations/Complaints (Chair: Bob Schroeder)

1. Standard report for V/C
 - a. 2 complaints – April, #010 – Lawn & #011 - Tree Trim, both opened and closed
2. Discussion on SR#36
3. Review of letter to cover V/C regarding distressed property.

Lakes/Ponds (Chair: Nancy Beatty)

I am waiting for the new pump to arrive, a temp one is in now (Lake Judy). The new pump will be a stronger ¾ hp pump. All ponds are good.

Architecture (Chair: George Kibe)

Approved one new Home build request and one temporary, decorative fence request. Also approved one new shed installation and an additional fence request.

Clubhouse (Chair: Linda Fisher, 863-658-1389, linda@ghclubhouse.com)

Current collection efforts for prescription bottles and plastic caps will discontinue over the summer, as they are school projects. The efforts are expected to start up again in the fall. The schedule for game night activities is being reviewed. The Committee would like to have signs made for the west entrance, and will be pursuing cost information for these signs.

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

NEWSLETTER: We received two ads for the year -- All Star Tile and Stephenson-Nelson Funeral Home; generating \$575 income. The May newsletter will be published week of May 16. It will be the last one until September; the September issue will come out week of September 20.

WEBSITE: The GHOA Bay is showing movement, and our Webmaster (Ruthie) is doing a great job keeping the site fresh. She is adding banners to showcase when an item is new, reduced or sold. Please remember to let her know when your item sells, so she can remove it. The "subscribe for update button" is still not working for everyone. Ruthie is trying to fix the problem and will keep us updated. We are waiting for new information from the clubhouse chair or committee to update their web page. We encourage everyone to visit the website (www.ghoaonline.com) because information changes on it regularly. Thank you, Rose Chupka Cookman

FROM OUR WEBMASTER, RUTHIE O'NEILL:

1. GHOA Bay: Please remember to send me an update for items that have been sold. Need help on listing items or questions regarding the process, contact me, and I will be happy to assist you.
2. Google Analytics Report for April 2016:
 - Page Views: 1, 260
 - New Visitors 45%
 - Returning Visitors 55%

Database/Directory (Chair: Marge Schindewolf)

Database report: There were 4 new residents for the month of April.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

One visitation conducted in April.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No report at this time.

Old Business:

1. Update on Duffer Road Main Drain Culvert replacement

The contractor is currently working on another major project, but indicates that once finished with their current project, our culvert project will be next in line. No specific date is yet established. JP is following up with EPI so that when they are present with their equipment in Golf Hammock that they also address the outstanding complaint for asphalt repair on Mulligan Court. Mark also requested, since EPI will be here with their equipment, that we address the intersection of Mulligan Road and the Circle. The turning radius is such that vehicles often fall off the paved road and into a roadside rut/ditch. Victor indicated that there are budgeted funds for road repairs.

2. Standing Rule 36 Motion to change wording.

Victor made a motion to revise standing rule 36 to read, "Boats, Trailers, RV's are allowed to be parked in driveways for a period not to exceed three (3) calendar days".JP seconded the motion.

Bob lead a discussion on various ways to revise the standing rule and eliminate 'company vehicles' as a category. As proposed, the revised rule will more accurately reflect the intent of the Covenants and Restrictions. The motion was approved unanimously.

3. Motions to rescind Standing Rules 21,22,25- Conflicts with Florida Statute 316.21

On a motion from George, seconded by Victor, standing rules 21, 22, and 25 are rescinded. The discussion on this motion referenced Florida Title XXIII Motor Vehicles, Chapter 316, UNIFORM TRAFFIC CONTROL, SECTION 2125, Operation of Golf Carts within a retirement community. With specific state guides in place, these three standing rules are unnecessary and in conflict with the state regulations. However, further discussion on the state regulations revealed that there must be action taken by a local government entity to allow for the safe operation of golf carts from sunset to sunrise. Since no such government entity has taken such action, and Golf Hammock permits the operation of golf carts after sunset, it was decided that standing rule 22, requiring front and rear running lights after dark, should be removed from the motion.

On a revised motion from George, seconded by Victor, standing rules 21 and 25 are rescinded. This revised motion was approved unanimously.

4. Motion to rescind Standing Rule 8—No Longer Needed

On a motion from George, seconded by Marge, standing rule 8 is rescinded. The discussion associated with this motion noted that this rule was more relevant during the active development of Golf Hammock and is now obsolete since just a few undeveloped lots remain. On a vote, the motion was approved unanimously.

5. Motion to Rescind Standing Rule 29—Building Permits require inspections to ensure compliance.

On a motion by George, seconded by Marge, standing rule 29 is rescinded. In the discussion on this motion it was noted that local government agencies issue all building permits and routinely conduct inspections, as required by law. This makes the standing rule redundant. On a vote the motion was approved unanimously.

6. Motion to Rescind Standing Rule 32-- Golf Hammock is a deed restricted community and all lot owners are members of GHOA, and all members must comply with the Covenants.

On a motion from George, seconded by Victor, standing rule 32 is rescinded.

The discussion noted that this rule is redundant since Covenants clearly make the same statement. Mark commented that the Covenants and Restrictions, specifically Article VIII as amended, applies to all lots, including undeveloped lots. So, perhaps standing rule 32 should be revised rather than rescinded to clarify the clean and tidy condition as it relates to undeveloped lots.

A vote was taken on the motion as originally moved and seconded. Motion was approved by George, JP, Victor, Nancy, Mark, and Marge. Bob was absent from the room for this vote.

7. Additional motions on existing standing rules.

On a motion from Victor, seconded by JP, standing rules 17 and 18 are rescinded. The discussion indicated that these two rules are ambiguous, lacking details that would make them practical and enforceable. A vote was taken on the motion as moved and seconded. Motion was approved by George, JP, Victor, Nancy, Mark, and Marge. Bob was absent from the room for this vote.

On a motion from Victor, seconded by JP, standing rule 33 is rescinded. The discussion indicated that this rule is ambiguous, lacking details that would make it practical and enforceable. A vote was taken on the motion as moved and seconded. Motion was approved unanimously.

On a motion from Victor, seconded by JP, standing rule 6 is being revised to read as follows, "No Construction work or related deliveries prior to 7:00 am or after 6:30 pm". In discussion, the motion was made to clarify that the rule applies to construction deliveries only. It is not applicable to other types of deliveries such as mail, packages, take-out food deliveries. Motion was approved unanimously.

New Business:

- 1. Discussion on Covenant Article VIII regarding Nuisances and the Removal of. More specifically, clarification of the statement, "Nor shall any sign, other than the standard "For Sale" sign, be erected on any lot without prior approval of the GHOA Board of Directors."**

Mark offered a draft enforcement policy as it relates to signs. Covenants and Restrictions indicate that the only sign permitted on lots is the standard 'for sale' sign, unless the Board has given approval to display other sign types. This draft policy attempts to document the other sign types that have been approved by the Board of Directors.

The draft policy, as proposed, was reviewed in detail by the Board and several edits and revisions were specified. The edited and revised document lists ten sign types that will be considered 'approved' by the Board.

Mark made a motion, seconded by Victor, that this enforcement policy be approved for publication. The motion was approved unanimously.

A copy of the approved policy is attached to these minutes.

Member Comments:

A member spoke to the Board about revisions to standing rules 16 and 34. With time running short, the Board agreed to add these two standing rules to the agenda for the next General Board meeting.

Next Meeting:

In a motion made by JP, seconded by Marge, monthly Board meetings will be suspended for the summer. The next General Board meeting will occur on Monday, September 12. Workshop at 6:30 pm, Meeting at 7:00 pm. A vote on the motion was approved unanimously.

Adjourn: On a motion by JP, seconded by Nancy, and unanimously approved, the meeting was adjourned at 8:40 pm.

Respectfully submitted,
Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
September 12, 2016
Board Meeting Minutes

(THESE MINUTES WERE APPROVED BY THE BOARD AT THE OCTOBER 10, 2016 GENERAL MEETING.)

Call to Order: President George Kibe brought the meeting to order at 7:05 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com		X
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; rosegghao@yahoo.com	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com		X
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 9/2/16. Signs posted at front /west entrances on 9/8/16.

Meeting Minutes: The DRAFT minutes currently posted on the website for the General Meeting of May 9, 2016, the Special Board Meeting #1 of August 17, 2016, and the Special Board Meeting #2 of August 17, 2016 were given final approval by the Board.

Report of Officers:

President's Report

Community Drainage Issues—The July heavy rainfall highlighted several areas of concern within Golf Hammock, that were not originally a focus of the planned Culvert Repair projects. Standing water along Cormorant Point Drive, Eagle Court, and Lost Ball Drive resulted in engagement of engineering firm "Cool and Cobb" to help identify and suggest solutions to the impacted areas. The engineering firm identified that a majority of the drainage issues are related to "grass dams", landscaping, curbing, and tree growth, inhibiting water flow through the driveway "bioswale system". Most driveways within Golf Hammock, have a "low spot" that connects them to the "bioswale system". These artificial swales are designed to slow and capture runoff by spreading it horizontally across the landscape facilitating runoff infiltration into the soil and into the development's culvert system. Over the years, grass debris, growth, and lot improvements have restricted the planned water flow through the "bioswale system" creating some of the drainage issues. Eagle Court has no connection to the development's drainage system and as a result relies solely on soil infiltration for storm water removal. Bid packages are being prepared to solicit contractors for repair the impacted bioswales and an Engineering Study for possible solutions to Eagle Court's drainage issue.

Environmental Reserve—The Home Owners Association owns a 19.75 acre "Environmental Preserve" located along Dog Leg Drive and Duffer Loop. This area is considered a "Jurisdictional Wetland" by Florida, and is part of Golf Hammock's watershed system. This area is overgrown with vines and other non-native invasive plants. I contacted the South West Florida Water Management District (SWFMD),

The Florida Department of Forestry, and the original developer, to determine what could be done within this area. I learned that neither the SWFMD or Highlands County have easements to this property and maintenance is the Homeowner's Association responsibility. A series of contractor solicitations will be issued to determine interested contractors, proposed maintenance plans, and life cycle cost to the Association.

Special Meetings- Two Special Meetings were held on August 17th. The first meeting was a discussion on current budget performance and the 2017 budget process. The second meeting was called to discuss the potential expenditures for front entrance landscaping.

Mail Box Thefts- A resident reported theft of checks from their mailbox in late June/early July. Residents were alerted by "Shout-Out, Web-site posting, and paper flyers at the clubhouse. At the meeting, George reported that the post office will, during the daily delivery, pick up outgoing mail from a member's box without the member raising the mailbox flag to potentially draw unwanted attention to the box. George also agreed to follow up with the post office to investigate a traditional mailbox for the Community.

Prescribed Fire Presentation- The Golf Hammock Owners association hosted two Park Rangers from Highlands Hammock State park on June 18th, for a 1-hour interpretive program focusing on prescribed fire to limit wildfires.

Undeveloped Lots—Letters were sent to owners of undeveloped lots reminding them of required maintenance.

Front Entrance—Repairs to the Front Entrance sign and lighting occurred in July.

Vice President's Report

No report at this time.

Treasurer's Report

JUNE 2016

Date	Check	Checking Description	Amount	Memo
5/31/2016		Beginning Balance	\$145,692.07	
6/3/2016		Deposit	\$2,535.00	Assessments
6/6/2016	9832	Lerma's Landscaping	(\$900.00)	Common Grounds - Mowing
6/8/2016	9822	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
6/8/2016	9823	Ruthie O'Neill	(\$225.00)	Website
6/17/2016	9609	Mark Tharp	(\$25.00)	Assessment Rebate
6/22/2016		AUTO-OWNERS INSU		
		MONEYLINE EXP - BILL PAYMT	(\$6,509.39)	Assn. Insurance
6/24/2016		DUKE ENERGY FLO		
		MONEYLINE EXP - BILL PAYMT	(\$585.86)	Lighting
6/24/2016		DUKE ENERGY FLO		

6/24/2016		MONEYLINE EXP - BILL PAYMT	(\$20.59)	West Entrance
		DUKE ENERGY FLO		
		MONEYLINE EXP - BILL PAYMT	(\$19.69)	Fountain
6/27/2016	9836	Aquatic Weed Control, Inc.	(\$1,101.00)	Lakes & Ponds
6/28/2016	9838	E. Mark Breed	(\$25.00)	Attorney Services
6/29/2016	9837	Lawn Masters	(\$1,230.00)	Common Grounds - Mowing
6/29/2016	9831	Pella & Associates	(\$685.00)	Accounting Services
6/30/2016		Monthly Service Charge	(\$3.00)	
6/30/2016		Ending Balance	\$136,497.54	Newsletter

Savings

5/31/2016		Beginning Balance	\$138,476.60
6/30/2016		Credit Dividends	\$5.68
6/30/2016		Ending Balance	\$138,482.28

JULY 2016

Date	Check	Checking Description	Amount	Memo
6/30/2016		Beginning Balance	\$136,497.54	
7/5/2016	9839	Lerma's Landscaping	(\$600.00)	Common Grounds - Mowing
7/6/2016	9833	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
7/7/2016	9840	Mark Walczak	(\$135.36)	Reimburse - Common Grounds
7/11/2016	9834	Ruthie O'Neill	(\$225.00)	Website
7/11/2016		Deposit	\$1,430.00	Assessments
7/11/2016		Deposit	\$1,276.50	Assessments
7/14/2016	9845	Aquatic Weed Control, Inc.	(\$1,101.00)	Lakes & Ponds
7/20/2016	9846	George Kibe	(\$45.85)	
7/21/2016	9847	Golf Hammock Golf & Country Club	(\$51.58)	Clubhouse Utilities
7/22/2016	9843	Crystal Clear Fountains	(\$135.00)	Lakes & Ponds
7/27/2016	9844	Lawn Masters	(\$2,150.00)	Common Grounds - Mowing
7/31/2016		Monthly Service Charge	(\$3.00)	
7/31/2016		Waiver	\$3.00	
7/31/2016		Ending Balance	\$134,360.25	

Savings

6/30/2016		Beginning Balance	\$138,482.28
7/31/2016		Credit Dividends	\$5.86
7/31/2016		Ending Balance	\$138,488.14

AUGUST 2016

Date	Check	Checking Description	Amount	Memo
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7/31/2016		Beginning Balance	\$134,360.25	
8/1/2016	9849	Lerma's Landscaping	(\$600.00)	Common Grounds - Landscaping
8/2/2016	9850	George Kibe	(\$87.87)	Reimbursement - Common Grounds
8/3/2016	9841	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
8/8/2016		Deposit	\$812.30	Estoppels / Assess
8/9/2016	9842	Ruthie O'Neill	(\$225.00)	Website
8/10/2016		DUKE ENERGY	(\$587.84)	Lighting
8/10/2016		DUKE ENERGY	(\$31.07)	West Entrance
8/10/2016		DUKE ENERGY	(\$21.21)	Fountain
8/11/2016		(Waive)	\$15.00	
8/11/2016		Return of Deposit Item Fee	(\$15.00)	
8/11/2016		Returned Check	(\$1.07)	Bankruptcy Settlement
8/11/2016		(Waive)	\$15.00	
8/11/2016		Return of Deposit Item Fee	(\$15.00)	
8/11/2016		Returned Check	(\$1.08)	Bankruptcy Settlement
8/15/2016	9853	Aquatic Weed Control, Inc.	(\$1,101.00)	Lakes & Ponds
8/16/2016	9835	Pella & Associates	(\$685.00)	
8/19/2016	9854	Lawn Masters	(\$1,880.00)	Common Grounds - Mowing
8/23/2016		Deposit	\$250.37	Assessments / Reimbursement Return
8/25/2016		DUKE ENERGY	(\$592.81)	Lighting
8/25/2016		DUKE ENERGY	(\$24.68)	West Entrance
8/25/2016		DUKE ENERGY	(\$19.95)	Fountain
8/29/2016	9856	Joyce Rowe	(\$18.24)	Reimbursement – Copy /Welcome Supplies
8/29/2016	9860	Clarke Pest Control	(\$230.00)	Common Grounds -Pest Control
8/30/2016	9858	E. Mark Breed III	(\$50.72)	Attorney Services – Foreclosure Expen
8/31/2016	9859	Lerma's Landscaping	(\$900.00)	Common Grounds – Landscape & Ditch
8/31/2016		Ending Balance	\$127,965.38	
Savings				
7/31/2016		Beginning Balance	\$138,488.14	
8/31/2016		Credit Dividends	\$5.86	
8/31/2016		Ending Balance	\$138,494.00	

Secretary's Report

Over the summer, and with the assistance of our webmaster Ruth O'Neill, administrative policies and procedures have been organized and posted to the website to compliment the other GHOA documents.

There are currently ten documents posted and more will be added as the Board establishes them. The Standing Rules were also updated to document the most current revisions and amendments.

One new 'Shout Out' was issued to alert members about mail box theft.

Members were notified and minutes were drafted and circulated for two Special Board Meetings held over the summer.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

A dialogue continues with our contractor, EPI, regarding a start date for the Culvert and Outflow structure re-build serving Lake Elaine. It is now expected to occur around Thanksgiving.

A number of traffic and directional signs have cracked, bent, or faded and some have been stained beyond repair. Recently replaced signs include: EXIT sign and three delineator signs at Golf Hammock Dr. and the Circle, 25MPH speed limit sign on Dog Leg, delineator sign near the west entrance, STOP sign at the main/east entrance, WRONG WAY warning sign on the Circle, and a ONE WAY sign on the Circle (this one the result of a recent auto accident). The YIELD and ONE WAY signs at Bunker Rd. and the Circle were damaged and the pole was rusted out at the base. The pole and signs were replaced at this location.

There have still been a few inquiries regarding a mirror for traffic visibility at the exit to the Pro Shop parking lot onto the Hammock Drive Circle. The old mirror that existed there was broken and removed. It was replaced by the yellow bollards that now provide a physical and safer alternative for traffic visibility at this intersection. There are no plans to replace the mirror that was removed.

Motivated by the declining appearance of the common ground on the east side of Golf Hammock Drive from the East entrance to Par Road, a landscape improvement plan was developed and proposed. The plan involved the removal of the multitude of planter beds with the underperforming roses, grasses, and failing cement trim. Several native plant options would replace the planter beds and the sod would also be replaced under this proposal. The Board decided that funding would be unavailable at this time, so the plan was tabled until funding sources could be identified. With this outcome, the Committee has asked Clarke Pest Control to spray and fertilize the existing beds to try and extend the life and prevent further decline of the existing planter beds. Four applications per year at \$75 each.

A section of grass along Par Road, across from Lake Clara and between the Patio homes and the Golf Maintenance Barn, has been maintained by the golf course, but has been found to be Common Ground. This section of grass is no longer being mowed by the golf course and has been added to the Association's lawn care agreement with Lawnmasters of Highlands, Inc.

The Cutting Edge, LLC submitted the winning bid for this year's palm tree trimming effort. In addition, this year the effort also included raising the canopy of many of the Oak trees along Lost Ball Drive and Hammock Road. Multiple palms at the east entrance and along Golf Hammock Drive and at Mulligan Court East were trimmed. The work was completed during the first week of September.

A member's request to have the barbed wire field fence replaced behind a home on Duffer Road was approved and plans were made to have the old fence torn down and replaced. However, plans are on hold awaiting the member's action to clear several overgrown trees from the fence line. At the meeting, George and JP noted that barbed wire has been eliminated from the standard field fence specification for fences erected by GHOA.

Violations/Complaints (Chair: Bob Schroeder)

Violations/Complaints addressed Jun-July-Aug

Dog Barking #2016011 - Closed - Jun

Landscaping - 2016012 - Closed - July

Landscaping - 2016013 - Closed - July

Watercraft Storage - 2016014 - Closed - July

Items still under observation:

Boat storage in yard

Parking on grass

Landscaping back yard

At the meeting, George reported two additional anonymous complaints (unrestrained, loose dog and drainage ditch water). Both were investigated and closed out.

Lakes/Ponds (Chair: Nancy Beatty)

I have been looking into sterile carp for some of the lakes...who I have to contact, if it is beneficial, and how much it would cost. Until the lakes go down from the rain some of the chemicals cannot be placed in the lakes, as it would just flow out. In Mills Pond a new problem has appeared and the vendor is researching this particular weed to determine the appropriate corrective action.

Architecture (Chair: George Kibe)

Approved Requests:

Roofing Repairs - 2 Requests Approved

Detached Garage -2 Requests Approved

Sheds -2 Requests Approved

Fence -1 Request Approved

Pergola -1 Request Approved

Disapproved Requests:

Metal Shed

Clubhouse (Chair: Linda Fisher, 863-658-1389, linda@linakasales.com)

Linda Fisher reports that the Clubhouse Library is currently being reorganized. Tuesday game night continues to grow in popularity. Linda is requesting some new signs and additional exterior lighting at the Clubhouse exit door. George is following up on these requests.

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

NEWSLETTER: There were not any sent over the summer. 2017 newsletter will be addressed later. Approximate remaining newsletter mailings for 2016 are as follows:

Week of September 25
Week of October 23
Week of November 27
Week of December 25

WEBSITE: Items printed in the newsletter are posted on the website. Our webmaster continues to improve the way items are placed so they can be located easier and faster.

Beginning this month and moving forward, we are going to begin sending users updates when items are posted on the website. We will begin with two notices -- the newsletter and September draft meeting minutes. Those who already subscribed to the website by using the "subscribe for updates" button on the lower right side of the home page should receive both these notifications. If not, please subscribe again by using the button.

Subscribe for updates is different from the Shout Out request. If you want to be alerted when new items are posted on the website, you need to subscribe directly to the website.

The Shout Out is sent out by Board officers to the general public alerting them of road closures, mailbox theft, car break ins, to name a few. If you want to be included in the Shout Out, please complete a 'Shout Out Request Form' available on the website and forward to Mark Walczak, Secretary.

GHOA Bay is still not showing signs of interest by homeowners wanting to post items to it. It will be addressed later. Thank you.

At the meeting, the Board suggested that Rose and Ruthie use their collective judgement to decide the future of GHOA Bay and any new web feature that might replace it. On that note, Rose stated that GHOA Bay is being discontinued.

FROM OUR WEBMASTER:

New Features and Updates

Over the past summer, there been several new features/updates that have been made available to the web platform, and I am in the process of integrating these changes/additions into the website. Below are just a few features and suggestions.

Home page:

- News/Announcements: This Section will have a brand new format that catches the eye without overwhelming viewers and the webpage.
- Side Bar: A clean side bar that can be used for advertisers or other important information.

Calendar of Events: A new Calendar of Events Page that will list the monthly calendar, schedules such as water, garbage, clubhouse activities, etc.

Newsletters: There is a new pdf reader that will be available that allows the newsletter to be viewed on the website without having to leave the site.

GHOA Bay: I suggest that we remove the GHOA Bay due to lack of interest from the community. There hasn't been much activity over the summer. I believe that residents would rather use the annual yard sale to sell their items.

Subscribers: I am happy to report that we continue to receive new subscribers. These subscribers will receive updates as these new features are added and become available on the website.

Google Analytics Report for summer 2016

Page Views: 1, 260

New Visitors 45%

Returning Visitors 55%

Reminder:

If you have any issues with the website or questions, please do not hesitate to contact me by phone or email. Thank You.

Ruthie O'Neill

GHOA Webmaster

267.885.4043 (after 4 pm)

ghoaonline@gmail.com

Database/Directory (Chair: Marge Schindewolf)

Activity has been slow over the summer months. Article submitted to Rose for New Neighbor Corner of the Newsletter.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

During the 3 month hiatus, I have met with 4 new residents. I have been to and left a flier at one home, with no response so far.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

An official Street Captain meeting was held on August 18th at the Clubhouse. Cindy Bowser and Linda Schroeder chaired the meeting. It was well attended by many of the street captains. New packets were handed out with a street captain instruction process and new resident forms that will be forwarded to the Welcoming Committee. Copies of the Street Captains Roster with contact information are available in the Clubhouse.

Old Business:

1. **Standing Rule 16 discussion S.R.16 All shrubbery shall be clipped and maintained at all times (at least once monthly). Enacted April 1998.**

A motion by J.P., seconded by Marge, calls for a change in S.R. 16 to read simply as, "All shrubbery shall be clipped and maintained." The discussion indicated that the phrase 'at all times' is redundant and so unnecessary. The phrase 'at least once monthly' is not a realistic expectation considering various growing and dormant periods for shrubs.

The motion was approved unanimously.

2. Standing Rule 34 discussion. S.R. 34 No Yard work by Homeowners or contractors before 8:00am. Enacted September 2013.

A motion by Marge, seconded by Nancy, calls for an additional phrase to be added to S.R. 34. Under this motion the rule would read as, 'No yard work activities using powered yard equipment by Homeowners or contractors before 8:00 am.' The discussion indicated that gas or electric powered yard equipment is too noisy and disruptive prior to 8:00 am. The motion was approved unanimously.

3. Standing Rule 30 discussion. S.R. 30 No fence can be erected on lakes or the golf course. Enacted September 2013.

George summarized a number of different questions that arise in considering this S.R. What was the original intent of the rule? Is that intent no longer applicable since the golf course is privately owned? Since members of the association no longer own the golf course, should they be given the opportunity to 'shield' their private property from the golf course and from golfers who may be looking for a lost ball on their private property? Does the rule apply just to the property line that abuts the golf course or lake? Or is there an opportunity to allow fences that contain pets or shield property with an appropriate setback?

There were concerns expressed about obstructing the view that individuals received as part of a property purchase on one of the Community's lakes. There was also a concern expressed that fencing on the golf course would detract from the open, natural environment of the course and create an unwelcoming appearance. Fencing along the golf course would be uncharacteristic of most of the other courses in the county.

A motion by J.P., seconded by Rose, postpones further discussion on this S.R. until some of the above stated questions can be researched and findings presented at the October 10 General Board meeting. This motion passed unanimously.

4. "Owners Quick Reference Guide" update discussion.

The Board recognizes that this publication, first issued in September 2013, has not been updated to reflect the many changes that have been made to the standing rules since that date. The Board also continues to support the original objective of this publication, to provide our members with a quick guide/reference to the obligations and responsibilities of living in a deed restricted community. For many commonly asked questions, the "Quick Reference Guide" eliminates the need for members to read through the lengthy documents, Covenants, Restrictions, and By-Laws.

George has volunteered to lead the updating of this document.

5. Culvert and GHOA drainage discussion.

Reference the President's report for details regarding this topic. Mark also suggested that we include some of the more severely clogged culvert inflows and outflows and the underperforming outflow catch basin for Lake Clara in this effort.

New Business:

1. Discussion on clarification on how owners of undeveloped lots can adequately comply with the bylaws and covenants..

Unlike any other lot owner in the Community, undeveloped lot owners are given periodic written notices/reminders to comply with their obligations in the deed restrictions, at an additional time and expense to the Association. George outlined the process he follows to provide written notification to undeveloped lot owners regarding their obligations to comply with S.R. 31, S.R. 16, S.R. 15.

Undeveloped lot owners complying with the cutting frequency in S.R. 31 do not necessarily maintain an attractive appearance for their lots which may have grass and weeds growing, on occasion, a foot tall or more. Some owners simply ignore S.R. 15, 16, and 31, allowing their lots to grow natural and unattended. Some owners will cut the grass, but will allow dead branches to remain on trees and allow weeds to grow unattended below trees and bushes.

Current rules need to be revised. George will be meeting with our legal counsel to get advice on rule revisions.

2. Website and GHOA Bay discussion

The Board is comfortable with the recommendations offered by our Webmaster in her report this month.

3. 2017 Budget including newsletter 2017 funding

Rose mentioned that it costs approximately \$10K to publish both the newsletter (\$7K) and maintain the website (\$3K). 23% of the community receives the printed newsletter. The same items listed in the newsletter are on the website; then, the newsletter is placed on the website, basically listing info three times. Rose also mentioned that as a "community" newsletter there has been minimum community input, having received only two articles over the past 18 months. Rose suggested to the Board that we should consider ways to reduce costs or eliminate the newsletter. Perhaps purchasing a GHOA copier and have hard copies available at the clubhouse for those not owning a computer. George mentioned having copies made at Office Depot verses a copier purchase. Mark offered the opinion that General and Special Board meeting minutes are lengthy, are often old news by the time they are published in the newsletter, and are readily accessible to most members via the website. He further suggested that a more cost effective way of conveying the activities of the Board in the newsletters would be through the President's Message, which could be expanded to convey Board activities and direction in a summary fashion. He also mentioned that we might be missing an opportunity to use the newsletter as a

tool to refresh and educate our members on the covenants, restrictions, and by-laws.

The Board ended the discussion as open-ended until the matter is revisited during the 2017 budget discussions.

4. Front Entrance repairs.

Mark raised the Board's awareness of the status of the two wall systems at the main entrance to the Community. The walls themselves seem fairly intact, but may need some stucco patch and re-painting. The yellow caps are cracked and deteriorating. They may need to be rebuilt, stucco, and painted. The fluorescent lights below the caps are not appropriate for exterior use, aged, a maintenance headache, and should be replaced.

The Board directed Mark to pursue some work estimates for consideration in the 2017 budget.

Member Comments:

None.

Next Meeting:

The next General Board meeting will occur on Monday, October 10. Workshop at 6:30 pm, Meeting at 7:00 pm.

Adjourn: On a motion by J.P., seconded by Rose, the meeting was adjourned at 8:47 pm.

Respectfully submitted,
Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
October 10, 2016
Board Meeting Minutes

(These Minutes were approved by the Board at the November 14, 2016 General Meeting.)

Call to Order: President George Kibe brought the meeting to order at 7:00 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President ; 863-386-4809; jpfane@gmail.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net		X
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratemail.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com		X
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 10/1/16. Signs posted at front /west entrances on 10/8/16.

Meeting Minutes: The DRAFT minutes currently posted on the website for the General Meeting of September 12, 2016 were given final approval by the Board.

Report of Officers:

President's Report

Request For Proposals-- Two Requests For Proposals (RFPs) were generated in September. The first RFP is for "Engineering Services" and the second for "Bio-Swale Renovation". Both RFPs are posted on the GHOA WebSite and were advertised in the "Highlands News-Sun" in accordance with the GHOA Procurement Policy. Advanced copies of the RFPs were also sent to 2 Engineering Companies and 2 Excavation companies for their consideration. Three of the four companies contacted expressed interest in bidding and expect to provide proposals.

Environmental Reserve— A resident questioned GHOA ownership of the Environmental Reserve based on last month's meeting minutes. The board provided the resident proof of ownership. The resident then requested the Board consider divestment of the 19.75 Acre parcel to the state, citing cost to the HOA, and the board's ability to adequately manage the property. George is consulting legal counsel to determine if divestment is a viable option for consideration.

Mail Box Thefts- Mail-Box thefts continue to be a problem in the development. Along with stolen checks, a resident recently had a bogus electronic "Change of Address" filed with the post office that routed their mail to a Miami address. Residents are urged to place out going mail in the mail collection container located at the Post Office. Residents may also place out going mail in one of the 3 locked "out going" mail boxes located in the mail box banks within Golf Hammock. The 3 mail box bank locations are on the Circle, at Hammock Falls and on Par Road.

Mosquito Tablets- A quantity of "Natular DT" Mosquito Tablets, distributed by the Highlands County Extension Office, were secured and placed in the Clubhouse for the convenience of residents. The supply is limited but residents may still receive tablets from the County Extension Office located on George Avenue.

Board Vacancies- Three Board positions are due for election this December. Please consider volunteering and lending your experience and support to the community.

Vice President's Report

No report at this time.

Treasurer's Report

Date	Check	Checking Description	Amount	Memo
8/31/2016		Beginning Balance	\$127,965.38	
9/8/2016	9851	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
9/8/2016		Deposit	\$75.00	Estoppels
9/9/2016	9852	Ruthie O'Neill	(\$225.00)	Website
9/12/2016	9848	Pella & Associates	(\$685.00)	CPA / Accounting
9/16/2016	9857	Pella & Associates	(\$17.02)	Accounting / Postage
9/19/2016	9863	Aquatic Weed Control, Inc.	(\$1,101.00)	Lakes & Ponds
9/20/2016	9866	Artistic Frames & Graphics	(\$32.10)	Signage for Front
9/21/2016	9864	Lawn Masters	(\$1,950.00)	Common Grounds - Mowing
9/22/2016	9865	Golf Hammock Golf & Country Club	(\$58.29)	Clubhouse Utilities
9/26/2016	9855	Pella & Associates	(\$685.00)	CPA / Accounting
9/27/2016		DUKE ENERGY	(\$587.72)	Lighting
9/27/2016		DUKE ENERGY	(\$30.96)	West Entrance
9/27/2016		DUKE ENERGY	(\$20.87)	Fountain
9/30/2016	9868	Custom Print Shop	(\$563.48)	Newsletter - Printing
9/30/2016		Ending Balance	\$121,683.94	
Savings				
8/31/2016		Beginning Balance	\$138,494.00	
9/30/2016		Credit Dividends	\$5.68	
9/30/2016		Ending Balance	\$138,499.68	

Delinquent Assessments--GHOA has 11 Lots with delinquent assessments totaling \$3,584. Numerous attempts to collect these have failed. These delinquent accounts will be sent to legal for Property Liens and potential foreclosures.

Secretary's Report

No report at this time.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

A dialogue continues with our contractor, EPI, regarding a start date for the Culvert and Outflow structure re-build serving Lake Elaine. It is still expected to occur around Thanksgiving. Common Grounds will notify residents of closures and detours via Shout-Out and Street Captains.

Violations/Complaints (Chair: Bob Schroeder)

There are no Open Violations or Complaints at this time.

Lakes/Ponds (Chair: Nancy Beatty)

Lakes and Ponds received a bid for \$3,300 to clean out the ditch connecting Lakes Clara and Elaine. This cost will be included in the 2017 Budget discussions.

Architecture (Chair: George Kibe)

Approved Requests:

Owner request to move a fence and paint their residence.

Side bar discussion- Architecture was asked if a resident may paint a "Mural" on their residence. George asked the Board for their opinion. It was determined that a "Mural" is inconsistent with the HOAs enforcement requirement to preserve the exterior appearance of buildings and structures. Therefore "Murals" on residents are not allowed.

Clubhouse (Chair: Linda Fisher, 863-658-1389, linda@linakasales.com)

Linda Fisher reported that Clubhouse event attendance is rising.

Communications, Website/Newsletter (Chair: Rose Chupka Cookman)

In an effort to reduce costs, the newsletter was re-organized based on a suggestion made in the September general meeting. The newsletter was reduced from 12 pages to 8 pages, resulting in a savings of \$160 printing costs.

On September 25, I notified the Board of my resignation from the newsletter. I would like to thank Joyce Rowe, my eagle-eye proofreader. I also would like to thank the homeowners who have called or emailed me offering their support and suggestions to improve and keep the newsletter. It has been my pleasure to serve you.

WEBSITE:

Subscribe for Website Updates- Subscribers are sending positive feedback to the Webmaster and the process is running smoothly.

The home page is in the process of being redesigned. Upon completion, subscribers will be notified.

Google Analytics Report for September 2016: Page Views 983 New Users 273 New Sessions 410

Database/Directory (Chair: Marge Schindewolf)

Nothing to Report

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

I met and visited with 3 new residents during September, 2016. I also delivered directories to two residents who had not received one

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

Nothing to Report

Old Business:

1. **Standing Rule 30 discussion. S.R. 30 No fence can be erected on lakes or the golf course. Enacted September 2013.**

George took an action to generate a revision to the Standing Rule for discussion at the November 14 meeting.

2. **Undeveloped Lots**

Due to scheduling conflicts the consultation with GHOA's attorney was unable to occur. George will have an update for the November 14 Meeting.

3. **Budget**

Other than Lakes and Ponds and the pending Proposals for Engineering Services and Bio-Swale Renovation there were no additional 2017budget discussions

New Business:

1. Newsletter Chair Resignation

As a result of the resignation of the News Letter Chair, the board discussed a replacement. Victor made a motion that Mark Walczak be appointed as the new Chair. The motion was seconded by J.P. The board voted unanimously to appoint Mark as the new chair of the Newsletter.

Member Comments:

1. A resident requested the Board reconsider the Yield sign placement on Hammock Road and the Circle, allowing Traffic in the Circle the Right of Way. It was noted that this placement is now in compliance with State traffic requirements..
2. The resident then requested the Board consider widening the Circle entrance at this spot and removing the "Rumble Strips" on the Road edge.
3. A resident complained about a horse style trailer being stored on an owners property.
4. A resident complained about Lawn Company and other service companies with large trailers parking on Roadways and sight restricted curves, blocking resident's vehicles.
5. Sebring and Golf Hammock Halloween celebration is Saturday 29 October 6:00-9:00 PM.

Next Meeting:

The next General Board meeting will occur on Monday, November14. Workshop at 6:30 pm, Meeting at 7:00 pm.

Adjourn: On a motion by Victor., seconded by Rose, the meeting was adjourned at 8:47 pm.

Golf Hammock Owners' Association, Inc.
November 14, 2016
Board Meeting Minutes

(THESE MINUTES WERE APPROVED BY THE BOARD AT THE DECEMBER 12, 2016 GENERAL MEETING.)

Call to Order: President George Kibe brought the meeting to order at 7:04 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com		X
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; rosegghao@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 11/2/16. Signs posted at front /west entrances on 11/10/16.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Meeting of October 10, 2016, are now final and have been approved by the Board.

Report of Officers:

President's Report

Engineering Services Request for Proposal (RFP)- Two companies responded to the Engineering Services RFP. One company provided a detailed, priced, proposal. The other company decided to Not bid the effort. A recommendation on a path forward was submitted for inclusion in the 2017 budget.

Bio-Swale Renovation RFP- We received one bid for the Bio swale renovation project. The initial bid totaled \$171,000 for 6 of the 7 items listed in the Request for proposal. A meeting with the bidder is scheduled for 16 November to review the bidder's assumptions and review the requirements for Item 7.

Legal Counsel discussion on Environmental Reserve—As a Non-Profit organization the Board of Directors are authorized and empowered, without vote or consent, to convey properties owned by the HOA. However, it is recommended that a vote be considered to determine if a divestment option should be considered.

At the meeting, the Board called for a vote on this matter at the December General Board meeting.

Legal Counsel discussion on Zero Scaping- Florida Statute 373.185.1.B defines "Florida-friendly landscaping" to mean *"quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance."* This does not include "Wild" and unkempt parcels.

Crime Prevention Presentation- A 30 Minute Crime Prevention presentation is being planned for the Clubhouse. The presenter will be a representative of the States Attorney's office.

Vice President's Report

No report at this time.

Treasurer's Report – October 2016

		Checking		
Date	Check	Description	Amount	Memo
9/30/2016		Beginning Balance	\$121,683.94	
10/3/2016	9869	Lerma's Landscape	(\$600.00)	Landscaping
10/3/2016	9870	Clarke Pest Control	(\$175.00)	Ornamental & Ant Control
10/6/2016	9861	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
10/12/2016	9873	Lerma's Landscape	(\$600.00)	Landscaping
10/13/2016	9862	Ruthie O'Neill	(\$225.00)	Website
10/13/2016	9874	Golf Hammock Golf & Country Club	(\$52.81)	Clubhouse Utilities
10/19/2016	9876	The Cutting Edge LLC	(\$2,980.00)	Tree Trimming
10/19/2016	9875	Lawn Masters of Highlands	(\$2,440.00)	Common Grounds - Mowing
10/19/2016	9877	Aquatic Weed Control	(\$1,101.00)	Lakes & Ponds
10/20/2016	9878	The News Sun	(\$396.48)	Ads for Engineering RFP's
10/20/2016	9879	Artistic Frames & Graphics	(\$160.50)	Signage for Front
10/21/2016		Deposit	\$976.50	Assessments & Estoppels
10/21/2016		Deposit	\$363.50	Assessments
10/28/2016	9867	Pella & Associates	(\$685.00)	CPA / Accounting
10/28/2016		DUKE ENERGY FLO MONEYLINE EXPRESS - BILL PAYMT	(\$582.06)	Lighting
10/28/2016		DUKE ENERGY FLO MONEYLINE EXPRESS - BILL PAYMT	(\$28.91)	West Entrance

10/28/2016	DUKE ENERGY FLO MONEYLINE EXPRESS - BILL PAYMT		(\$20.87) Fountain
10/31/2016	Ending Balance		\$112,576.31
Savings			
9/30/2016	Beginning Balance		\$138,499.68
10/31/2016	Credit Dividends		\$5.87
10/31/2016	Ending Balance		\$138,505.55

At the meeting, Victor reported that there are still unpaid assessments and penalties outstanding of \$1,400.

Secretary's Report

Over the past month, two "Shout Outs" were issued. One was a reminder of the three Board/Director openings available in 2017, and encouraged members to step forward and share their time and talents. The other provided members with details for complying with Standing Rule #37, roadway landscaping and tree trimming. This second shout out was also added to the Association Policies and Procedures for ongoing reference.

Developed and submitted a proposed 2017 Secretary budget for Board consideration.

Thank you, President George, for documenting the proceedings of the October 10 Board meeting due to the absence of the Board Secretary.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

The Culvert and Outflow structure re-build that serves Lake Elaine is scheduled to start in the next several weeks. Co-chair J.P. was unable to attend this meeting and update the Board on the most current status of this project.

George indicated that he has a meeting with EPI regarding a separate matter on Wednesday, and will inquire about this culvert project.

Back in September, it was revealed that a section of grass along Par Road, across from Lake Clara and between the Patio homes and the Golf Maintenance Barn, is considered Common Ground. The Association assumed responsibility for lawn care, and most recently a dozen trees resident on this common ground have been trimmed or have had their canopy raised to relieve their overgrown condition.

The trees at the main entrance display area have become overgrown, obscuring the Community billboard and the general landscape. These trees have recently been trimmed to enhance the view of our main entrance.

The Committee developed and submitted a proposed 2017 Common Ground budget for Board consideration.

Violations/Complaints (Chair: Bob Schroeder)

The list below details the violations/complaints acted upon between October 10 – Nov 14, 2016:

<u>Date Received</u>	<u>Lots #</u>	<u>Short Description</u>	<u>Status</u>	<u>V/C #</u>
10/10/16		Metal Shed	Open	2016/015
10/10/16		Trailer Storage	Closed	
10/20/16		Dead Palm	Closed	
		Tree Trim		
10/20/16		Weeds Flower Beds	Closed	
10/20/16		Yard out of Standard	Open	2016/016

Pending Inquires

A residence has been identified with a discarded vehicle, a Trailer with Scrap metal, and yard fencing falling down. It is further reported that the buildings on property are in need of repair, scrap metal salvage is being stored in yard, and as a result the overall appearance of the property is well below acceptable standards. Bob is issuing an official letter of violation, and it is labeled as violation 2016/017.

Lakes/Ponds (Chair: Nancy Beatty)

No report at this time.

Architecture (Chair: George Kibe)

No report at this time.

Clubhouse (Chair: Linda Fisher, 863-658-1389, linda@linakasales.com)

No report at this time from the Clubhouse Chairperson.

Regarding a matter related to the utilization of the Clubhouse, George made a motion to conduct a 30 Minute Crime Prevention presentation at the Clubhouse. The program will be sponsored by

Heartland Real Estate. Each attendee will receive a pen and pad, advertising Heartland. The presenter will be a representative of the Florida States Attorney's office. Bob seconded the motion.

Discussion that followed this motion was focused on the sponsor advertising their real estate business in the Clubhouse. Victor expressed the concern that any advertising in the Clubhouse might be perceived as an Association endorsement of that business. He also indicated that other advertising in the Directory and Newsletter was paid, and so it would be unfair to allow Heartland to have free advertising. Bob expressed a view that the advertising in the Association publications was a way of offsetting the expenses of the publications, and was not an endorsement of any advertiser. Similarly, allowing Heartland to do some simple advertising was an expression of thanks for the time and effort they put forth to arrange this presentation. No endorsement of Heartland is expected or intended. All Board members present at the meeting felt the topic of the presentation was very appropriate to be staged in the Clubhouse. In a vote on the motion, Bob, Mark, George, Marge, and Nancy approved the Heartland-sponsored presentation. Victor was opposed.

George indicated that he will plan for this presentation in January.

Victor introduced the idea of renaming our Clubhouse to reflect its actual purpose as an Activity Center. More to follow.

Communications, Newsletter (Chair: Vacant)

Since the Chair is currently unoccupied, Victor proposed that we return advertising fees paid by two newsletter advertisers. We will not be publishing a newsletter in October, November, or December. Stephenson – Nelson Funeral Home would be refunded \$75, and All Star Tile would be refunded \$150. There was no objection to this proposal. George agreed to reach out to the companies involved.

Communications, Website (Chair: Rose Chupka Cookman)

OCTOBER 2016 WEBMASTER REPORT

1. Subscribe for Website Updates: 12 new subscribers were received in October.
2. Sent two Shout Outs:
 - a. Open positions for Golf Hammock Board
 - b. Standing Rule #37.
3. Posted meeting minutes/financial statement for Cormorant Point (Sept. meeting).
4. Posted preliminary agenda for October GHOA general meeting, draft meeting minutes for October and approved minutes for September's meeting.
5. Posted monthly updates to website/updates to mobile site.
6. Posted three notices on the home page –
 - a. mailbox theft problem

- b. Golf Hammock Country Club and Golf Course -- in response to incorrect information found online. A request was sent to Google to remove our website address from the listing for the golf course. The changes are still pending, and Board will be advised when it is resolved.
- c. notice announcing the suspension of the newsletter.

Website data: Month of October

Page Views: 1,333

Sessions: 471

New Visitors: 63.5% (172 sessions)

Returning Visitors: 36.5% (299 sessions)

Submitted by: Ruthie O'Neill, Webmaster

Reminder:

If you have any issues with the website or questions, please do not hesitate to contact me by phone or email. Thank You.

Ruthie O'Neill

GHOA Webmaster

267.885.4043 (after 4 pm)

ghoaonline@gmail.com

Database/Directory (Chair: Marge Schindewolf)

Marge reported that two new residents were updated on the directory data base for October: Arianna & Dan Burke; Roger & Deborah Steuer.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

Joyce reported, I had two home visits in October. I have left welcome flyers at four homes that I know have new owners. I do not have any info yet to contact them by phone or e-mail. I continue to stop by these homes, as well as three others for which I have only the owner's name. These three have no suitable place to leave a flyer.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No report at this time.

Old Business:

1. Newsletter discontinuance

After Rose resigned as Newsletter Chairperson, the Board approved a motion to have Mark installed as the replacement Chairperson. Mark declined this appointment. No other Director on the Board or member-at-large expressed an interest in the Chair. Therefore, George discontinued the Newsletter until a new Chair can be identified.

2. Review of 2017 Budget

The proposed budget for 2017 is initially showing a deficit of almost \$28,000. George expressed his desire to have a balanced budget, and began identifying items that he felt should be cut from the proposed budget. All of the items he identified will require some Board discussion before any action to approve the budget can be made.

Victor mentioned that the surplus for 2016 could be a carryover source of revenue to reduce the initial 2017 budget deficit.

A motion made by Mark, seconded by Bob, calls for a Special Board meeting to be held on Monday, November 28, 2016 at 7:00 pm in the Clubhouse. This meeting would have an agenda limited to the 2017 budget.

3. Proposed revision to S.R. 30 No fence can be erected on lakes or the golf course. *Enacted September 2013.*

A motion made by George, seconded by Victor, calls for a revised SR #30, as follows,

"All fences must be approved, in writing, by the GHOA Architecture committee. All approved fences shall not impede on existing easements. Fences requested for properties located on Lakes and Ponds, or bordering the Golf Course, may be no higher than 4 feet, must be in-line with the dwelling structure, must be set back a minimum of 25 feet from the property line bordering the Lake, Pond or Golf Course, and may not be a 'stockade' privacy or a 'Post and Rail' style fence."

Following the motion there was some general discussion on the wording of the motion and an interest in deleting the sentence, "All approved fences should not impede on existing easements." It is true that any structure or landscape that impedes access to the existing easement may be removed by the Association without compensation to the member. A revised motion, deleting this sentence was made by George and seconded by Victor.

The revised motion passed unanimously.

4. Revision to S.R. 31 Undeveloped lots should be mowed as follows: 1 in Spring, 2 in Summer, and 1 in Fall (4 times per year). *Enacted September 2013.*

A motion made by George, seconded by Bob, calls for a revised SR #31, as follows,

"All grassy areas on undeveloped lots shall be mowed at a minimum monthly. At no time are weeds or grasses permitted to grow in such a way that seed heads develop. All dead trees and dead tree limbs shall be removed monthly. Weeds and other debris under trees, bushes, around any poles or sign posts on the property shall be removed monthly. All natural or planted shrubbery must be clipped and maintained to remove dead growth, eliminate vines and debris monthly."

Following the motion there was some general discussion on the wording of the motion, and George clarified that the intent is that this revised rule will apply uniformly to all undeveloped lots, whether open and grassy or densely forested. The current practice of sending periodic lot mowing notifications to undeveloped lot owners will be discontinued.

The motion to revise the rule #31 was approved unanimously. George will be sending a certified letter to each of the undeveloped lot owners, notifying them of this revised rule.

New Business:

1. Member Reimbursement request

A member in Cormorant Point requested and received permission to clear the bio-swale along the road easement fronting their home. In offering permission, George stated in writing that the costs would be responsibility of the member. Using day labor, the member cleared a narrow width of swale. After the work was completed, George offered to bring a reimbursement request to the Board for \$1,550. George made a motion to reimburse the member. It was seconded by Victor.

Comments in favor of reimbursing the member noted that this approach is much less costly than the professional proposal received for the Association's Bio-Swale Renovation RFP.

Comments opposing reimbursement note that the work done by the member is substantially smaller in scale than what is being proposed professionally. It is not clear that this work will actually solve the underlying drainage problem. The work is being done by day labor in the road easement and potential liabilities that could affect the Association are not clearly understood. Finally, it would set a bad precedent to allow individual members to move ahead of the Association in resolving this wide-ranging drainage issue.

The vote on the motion to reimburse had George, Victor, Marge, and Mark opposing reimbursement. Nancy abstained. Bob was excused from the meeting prior to this vote. Motion failed.

2. New standing rule

A motion was made by George, seconded by Victor, to introduce a new standing rule #38, as follows,

"All properties must be brought in-line with current Covenants, Rules and Restrictions upon sale or deed transfer. Non-compliant properties are not considered "Grand-Fathered" upon sale or deed transfer."

In discussions that followed this motion, Victor noted that the current Estoppel procedure is set up to flag non-compliant properties during the property settlement process. He did note that the Association lacks a mechanism to identify non-compliant properties, to notify non-compliant property owners, and to accurately do the fact finding and recordkeeping to support this proposed rule. Mark noted that members don't have access to much detail relating to Architecture, and so are often unaware when making property changes that result in non-compliance. George stated that property project reviews and associated decisions that were made by previous Boards are not always documented in writing.

Victor made a revised motion, seconded by George, to table this matter until some of the weaknesses in our process can be resolved. This revised motion was approved unanimously.

Member Comments:

Joyce Rowe expressed sadness about Rose's decision to resign as Newsletter Chairperson. She found the newsletter to be helpful to the Welcoming Committee.

Member commented that the POD storage container is back for the upcoming holiday package delivery season. George responded that he is in contact with UPS and the POD will be relocated to a less intrusive location.

A member inquired about individual yard sales or garage sales. These are not permitted in this Community. A member may conduct a private sale inside the home. Potential customers must be scheduled for a visit, one at a time, so as not to create parking issues or road interference. No signs of any type for a private sale are permitted.

Next Meeting:

The next General Board meeting will occur on Monday, December 12. Workshop at 6:30 pm, Meeting at 7:00 pm.

Adjourn: On a motion by Mark, seconded by Nancy, the meeting was adjourned at 9:06 pm.

Respectfully submitted,
Mark Walczak, Secretary

Golf Hammock Owners' Association, Inc.
December 12, 2016
Board Meeting Minutes

(THESE MINUTES WERE GIVEN FINAL APPROVAL BY THE BOARD AT THE FEBRUARY 13, 2017 MEETING.)

Call to Order: President George Kibe brought the meeting to order at 7:00 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
George Kibe, President; 863-402-8203; gwkibe@embarqmail.com	X	
J.P. Fane, Vice President; 863-386-4809; jpfane@gmail.com	x	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com	X	
Mark Walczak, Secretary; 863-658-1658; markcsu@comcast.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com		X
Nancy Beatty, Director; 863-382-6707; nancyab@stratemail.net	X	
Bob Schroeder, Director; 863-402-5486; bobs1501@outlook.com	X	
Marge Schindewolf, Director; 863-386-4083; margeschindewolf@comcast.net	X	

Proof of Notice of Meeting: Meeting notice/draft agenda listed on website and in clubhouse display case on 12/3/16. Signs posted at front /west entrances on 12/8/16.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Meeting of November 14, 2016, and for the Special Meeting of November 28, 2016 are now final and have been approved by the Board.

Report of Officers:

President's Report

Thank you to Judy Trier and Olga Ruiz for the wonderful Holiday decorations that grace our front entrance.

Crime Awareness Program---Is scheduled for Thursday January 19, at 6:00, at the GHOA Clubhouse/Activity Center.

Undeveloped Lot maintenance changes- Certified letters have been sent to 15 owners of undeveloped Lots as notification of the change to S.R. 31. Two letters are still awaiting recipient signatures, and one has been returned by the Post Office as undeliverable.

A member, and owner of two of the undeveloped lots, expressed his concern that this updated Standing Rule 31 is excessive in its requirement that grass on the lots be trimmed monthly. He felt that this rule is a form of targeted enforcement by the Board, and he points out that there

are other developed lot owners near him that, he feels, are not in compliance with certain Covenants. Yet, the Board is not creating similar standing rules for these lots.

George clarified the reason for changing the rule. Standing Rule 31 is an accommodation for undeveloped lot owners, recognizing that it is unrealistic to expect undeveloped lot owners to maintain lots exactly the same as developed lots. Unfortunately, the old standing rule with only four required landscape maintenance episodes per year has resulted in a number of lots that routinely appear overgrown and unkempt. The newly enacted Standing Rule 31 calls for a bit more attention to the appearance of these lots, but still accommodates the undeveloped lot owner with a reasonable expectation for these lots.

Vice President's Report

No report at this time.

Treasurer's Report

Golf Hammock Owners Association November 2016

Note: The online bill pay process has changed and payments are no longer logged as check numbers but rather as bill payment reference numbers. We issued reimbursements to Stephenson Nelson Funeral Home and All Star Tile for the remaining months of their Newsletter Ad agreements since the Newsletter is no longer in print.

		Checking		
Date	Check	Description	Amount	Memo
10/31/2016		Beginning Balance	\$112,576.31	
11/4/2016	9871	Golf Hammock Golf & Country Club	(\$400.00)	Clubhouse Rent
11/8/2016	9883	Aquatic Weed Control	(\$1,101.00)	Lakes & Ponds
11/8/2016	9872	Ruthie O'Neill	(\$225.00)	Website
11/14/2016		JIM COOKMAN - BILL PYMT - 7BD9NX97	(\$45.55)	Reimbursement for Rose -
11/14/2016		CLARKE PEST CONTROL - BILL PYMT - 1BJ9VX97	(\$305.00)	Ornamental & Ant Control
11/14/2016		LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - WBN9NX97	(\$1,135.00)	Common Grounds - Mowing
11/17/2016		STEPHENSON NELSON FUNERAL HOME - BILL PYMT - OBY9QX38	(\$75.00)	Refund Newsletter Ad
11/17/2016		ALL STAR TILE, LLC - BILL PYMT - XBN9PX38	(\$150.00)	Refund Newsletter Ad
11/21/2016		GEORGE KIBE - BILL PYMT - EBR9OXZZ	(\$97.05)	Reimbursement - Certified Mail
11/21/2016		CLARKE PEST CONTROL - BILL PYMT - 5BD9VXZZ	(\$100.00)	Ornamental & Ant Control
11/21/2016		PELLA & ASSOCIATES P.A. - BILL PYMT - LBH95LVN	(\$685.00)	CPA / Accounting
11/22/2016		LERMA'S LANDSCAPING - BILL PYMT - TBV9RX3K	(\$600.00)	Landscaping
11/22/2016		DUKE ENERGY FLORIDA - BILL PYMT - FB892X3K	(\$20.53)	Fountain
11/22/2016		DUKE ENERGY FLORIDA - BILL PYMT - ZB892X3K	(\$29.70)	West Entrance
11/22/2016		DUKE ENERGY FLORIDA - BILL PYMT - IB892X3K	(\$582.06)	Lighting
11/28/2016		GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - GBT9FXER	(\$400.00)	Clubhouse Rent
11/29/2016		Deposit	\$470.00	Assessments & Estoppels

11/29/2016	Deposit		\$180.00	Assessments & Estoppels
11/30/2016		Ending Balance	\$107,275.42	
Savings				
10/31/2016		Beginning Balance	\$138,505.55	
11/30/2016	Credit Dividends		\$5.68	
11/30/2016		Ending Balance	\$138,511.23	

Secretary's Report

Over the past month, the Secretary has been planning for the upcoming Annual Meeting of the Members and the annual Proxy Voting process to fill vacant Director positions on the Board.

This year, the Annual Meeting will be on January 21, 2017 at the Sebring Christian Church at 4514 Hammock Road.

Committee Updates:

Common grounds including roads, vacant lots, fences, signs, culverts, ditches, lighting, electrical, tree trimming, landscaping, irrigation (Co Chairs: J.P. Fane, Mark Walczak)

The Culvert that forms the outflow for Lake Elaine has now been re-built. The collapsing corrugated pipe was removed and replaced with a concrete pipe that should provide a long-life expectancy. Sod and road surfaces disrupted by this project have been restored.

Our culvert contractor is currently working on additional estimates for three culvert maintenance projects recently identified. Once these estimates arrive, the budgeted culvert maintenance plan for 2017 can be finalized and scheduled with our contractor. There are two catch basin grate cover projects which will be completed by the contractor before year end.

JP has submitted a formal request to Highlands County to clean out and maintain the drainage ditch along Hammock Road.

Along with Culverts, the Committee participated in clearing brush and tree branches at the tennis court to accommodate the UPS package delivery pod.

A passing vehicle damaged a road sign on the west side of the Golf Hammock Circle. In order to prevent a re-occurrence, the road sign was moved further back from the road, at a still very visible location.

Violations/Complaints (Chair: Bob Schroeder)

No changes from last month's report. The three open complaints noted last month are still being addressed.

Bob reports that several lots with dead or missing sod are being investigated.

Lakes/Ponds (Chair: Nancy Beatty)

Sonar was put in Lake Clara in November. With the dry season and lower lake levels, there are promising indications that these herbicide applications are having an effect.

Architecture (Chair: George Kibe)

Approved Requests:

- New Home Build
- Exterior Antenna
- Shed
- House Painting

Disapproved:

- None

Clubhouse (Chair: Linda Fisher, 863-658-1389, linda@linakasales.com)

No report at this time.

Communications, Newsletter (Chair: Vacant)

No report at this time.

Communications, Website (Chair: Rose Chupka Cookman)

November 2016 Website Report

1. Subscribe for Website Updates: 4 new subscribers were received and 4 Website Update emails were sent to subscribers in the month of November.

2. Sent 2 Shout Outs:

- Prescribed Burn
- PSA: Road Construction

3. Posted Meeting Minutes/Financials for Cormorant Point November Monthly Meeting.
4. Posted Preliminary Agenda for November GHOA General Meeting, draft meeting minutes for November and approved minutes for October's meeting.
5. Posted monthly updates to website/updates to mobile site.
6. Notices posted on home page (4):
 - ✓ 1. Preliminary Agenda for Nov 2016 General Meeting.
 - ✓ 2. Shout Out — PSA: Road Construction Notice.
 - ✓ 3. Shout Out — Prescribed Burn.
 - ✓ 4. Notice of Special Board Meeting.

Website Data: Month of November

Page Views: 1,669

Sessions: 614

New Visitors: 53.26%

Returning : 46.7%

Submitted by: Ruthie O'Neill, Webmaster

At the meeting, George commented that some of the website data reported monthly to the Board may not be necessary as part of the formal report to the Board. George will follow up with Rose on this matter.

Database/Directory (Chair: Marge Schindewolf)

Marge reported that two new residents for November in Golf Hammock: Allen & Eulalin Simmons; Russell Danser & Linda Dyal.

Welcoming (Chair: Joyce Rowe; 863-385-4382; jannrowe65@gmail.com)

Joyce reports, I had one home visit in November. I met one new resident on Pitching Wedge, and left him another flyer. I also delivered one directory.

I continue to leave flyers at residences, when possible.

Street Captains (Co-Chairs: Cindy Bowser; clb1919@yahoo.com , Linda Schroeder; lindasfl70@yahoo.com)

No report at this time.

Old Business:

A. 2017 Budget to include 2017 Assessments

Victor provided some information regarding our current assessment fee. He noted that our assessment fee of \$200 per year is well below the level of similar developments in the area. Country Club is at \$500 per year and Sun N Lake is at \$673 per year. He also noted that our 2017 budget includes a deficit spending level that equates to about \$94 per member. He stated that the 2017 spending plan for maintenance of culverts and drainage ditches only represents about 1/3 of the expected costs. He also noted that our desire to update our aging entrance way landscape will also add substantially to our capital expenditures. For these reasons, he suggests that the Board should consider an increase in the assessment fee for 2017.

George added that, along with known, priced projects, the additional capital improvement costs for the Eagle Court drainage problem, and the Environmental Reserve maintenance are likely to add substantially to our capital costs over the next several years.

Mark agreed that a substantial increase in our assessment fee will be necessary for the Board to fulfill its responsibilities for operating and maintaining our Common Ground. However, the timing of such an increase is a concern. It is late in the game to call for an assessment increase, and our members may not yet understand the need for this increase. Assessments were just raised last year, and we are ending 2016 with a larger than expected cash-on-hand surplus. The Board has approved a responsible budget for 2017 that both reduces the cash-on-hand and maintains the current assessment fee. There are many unknowns requiring research and quantification in 2017. The Board requires time to develop a master capital plan addressing roads, culverts, drainage, and landscape. In anticipation of an assessment fee increase discussion for 2018, this plan will help educate all our members about community capital requirements.

"Assessment fees" will remain an item of old business during 2017 to remind us of the work ahead.

New Business:

A. Discussion regarding the tennis courts on Bunker Road.

Several residents have inquired about the lack Community amenities for children. An idea emerged that perhaps the underutilized tennis courts could be economically converted to a playground or picnic area. George met with the Country Club owner who offered to sell the land and tennis courts for \$50,000.

There was a general discussion about this offer and there was no motion made or seconded to act on it. A suggestion was made that that Board should investigate Community amenities that will contribute positively to future property values and increase interest in our Community. A survey of the membership is planned, and the Board will also reach out to local realtors to get their perspective on this topic.

"Community amenities" will remain an item of old business during 2017 to remind us of the work ahead.

- B. Discussion on the member data bases being maintained by the Association, and any opportunities to handle the records more efficiently.

Both the member data base maintained by the Treasurer and the member data base maintained by the Data Base/Directory Chair are non-networked, standalone data bases in Excel. They both maintain similar data elements.

At the current time, there is no available technical resource who could accurately consolidate the two data bases. Further, the Treasurer would not want to maintain data elements that would be necessary for the Community Directory, but not necessary for the Treasury function.

- C. Planning for the Annual Meeting, Proxy distribution, distribution of our finalized 2017 budget, preparations at the Church, and related tasks.

Mark is gathering some last details to prepare the annual membership meeting notice and Proxy vote mailing. He reviewed the current documents that make up the mailing with the Board. This annual mailing should be out in the US Mail by year end.

Mark will need assistance in setting up the meeting room at Sebring Christian Church about an hour before the meeting begins at 2:00 pm on January 21, 2017. He will also need some help in staffing the registration desk, assisting members with their voting ballots, and doing the final tally of votes for the election.

- D. Formal motion to change the name of our Clubhouse to "The Golf Hammock Owner's Association Activity Center".

Mark made a motion to change the name of the building we refer to as the Clubhouse to 'Golf Hammock Owners Association Activity Center'. Victor seconded the motion.

The discussion on the motion noted that the Clubhouse name is a carryover from the past and is no longer associated with the privately-owned golf course. GHOA rents the

building to provide members with a facility for Community activities, meeting, and games. So, 'activity center' better describes the building.

A vote on the motion approved the name change unanimously.

Member Comments:

Joyce Rowe voiced a concern shared by a number of members living along the Duffer Road perimeter of the Community. The amount of activity in the undeveloped lots that boarder our Community is becoming disruptive, and some of the people involved are trespassing through yards of our members. Problems reported to the Sheriff's Office remain unresolved.

JP encouraged members to continue reporting problems of this nature to the Sheriff's office.

Next Meeting:

The Annual Membership Meeting will be held on Saturday, January 21, 2017 starting at 2:00 pm. It will be followed by a Special Board meeting to conduct the Board's annual re-organization. It is estimated to begin at 3:00 pm. The next General Board meeting will occur in February, date and time will be confirmed at the January Special Meeting.

Adjourn: On a motion by Mark, seconded by Marge, the meeting was adjourned at 8:42 pm.



Respectfully submitted,
Mark Walczak, Secretary