

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(Final) October 23, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President John Waddell.

Board Directors Present:

John Waddell, Matt Nelson, Timothy Leeseburg, Norm Sochia (video call), Antonia D'Elia,

Approval of Meeting Minutes:

Motion made by Antonia to approve September 13, 2024 Board meeting Minutes. Timothy Leeseburg Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

President John Waddell received two anonymous letters of complaints. Topics included: Garbage Cans, Speeding, Running a family business, and homeowners blowing their lawn trimmings on the roads.

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Treasurer: Matt Nelson

Report Provided by John Waddell

Total Deposits for the month of Sept. \$365.00
Total expenses paid for the month of Sept. \$10,063.46
Outstanding Assessments \$16,397.59

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Anthony, Chair

During the hurricane we had 2 trees that came down. They will be removed and or trimmed as required.

Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

No Report

Complaints and Violations – Judy Trier, Chair; Timothy Leeseberg, Board Director

No Report

Roads and Drainage – Open Chair

No Report

Architectural Review- Timothy Leeseburg, Chair

1 chain link fence (4ft.) at 4002 Mulligan Ct.

1 whole home generator at 3010 Par Rd.

Removal of flower bed and install paver patio and paver walkway at 1906 Dog Leg Dr.

Solar Panels installation at 1707 Divot Ln.

Pre-Approval for new construction at 2148 Dog Leg Dr.

1 fence 4608 Duffer Loop

Hurricane shutters at 1300 Putter Ct.

Removal of decks, gazebo and two sheds and replace the two sheds with one 10 x 12 shed same color at 4512 Sandwedge way

Solar Panels at 4201 Bunker Dr.

Welcoming – Millie Anderson

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - Mike Tress, Chair

No Report

Website - Ruthie

Website Monthly Report for September 2024

Emails/New Subscriptions received:

New Subscribers: 11

Contacted Us: 4

ShoutOuts: 1

- September 9, 2024 Meeting Agenda

Website Postings/Other:

- Website updates to reflect changes to GHOA Board Member positions
- September 4, 2024 CPHA Meeting Minutes
- July 25, 2024 GHOA Special Meeting Minutes
- May 13, 2024 GHOA Final Meeting Minutes
- September 9, 2024 GHOA Draft Meeting Minutes

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

No Report

Old Business:

None

New Business:

- Interviewed 2 additional candidates for the Board Ed Clator and Mike Tress.
- Matt Nelson made a motion to add all four candidates to board John Rovero to complete the term of James Grace (2024-2026). Anthony Rosalia to complete the term of Louis Hughes (2023-2025). Ed Clator to complete the term of Donald Robinson (2024-2026). Mike Tress to complete the term of Nancy Beatty (2023-2025) Norm Sochia Second. Motion approved unanimously.
- Committee Reorganization
 - Roads and Drainage: John Rovero and Ed Clator, Co-Chairs
 - Common Grounds: Anthony Rosalia, Chair
 - Architecture: Timothy Leesburg, Chair
 - Activity Center and Special Events: Mike Tress Chair
 - Complaints and Violations: Judy Trier, Chair John Wadde, Director
 - Lakes and Ponds: Norm Sochia, Chair
 - Database and Directories: Antonia D'Elia, Chair

President John Waddell entertained comments from homeowners present at the meeting.

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is November 11, 2024 7:00 pm at the Activity Center.

Matt Nelson made a Motion to adjourn. Timothy Leeseburg Second. Motion approved unanimously.

Members are encouraged to access the GHOA Website to reference the meeting minutes that are subject to approval, and to review the Restrictions, Covenants, and Standing Rules that apply to meeting discussions. www.ghoaonline.com

Golf Hammock Owners Association				
Treasurer Report				
SEPTEMBER 2024				
		Budget		
	Description	Line#	Amount	Memo
Date	CHECKING ACCOUNT			
9/1/2024	Beginning Balance		\$330,726.98	
9/3/2024	RUTHIE O'NEILL - BILL PYMT - RBO1RDMV	31	(\$325.00)	Web Hosting
9/3/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - HB71S3ZJ	17D	(\$2,320.00)	Common Grounds-Mowing - August
9/3/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 9BY193KJ	15B	(\$132.42)	Utilities-Activity Center
9/4/2024	MIDLAND MOBILE LLC - BILL PYMT - GBF183VZ	29X	(\$220.00)	Mowing - Charge Back to Homeowners
9/4/2024	DONALD ROBINSON - BILL PYMT - IBC173VZ	29B	(\$30.57)	Reimbursement - Water Used for Road Sealing
9/4/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - 9BQ1X3VZ	17	(\$1,156.00)	Common Grounds-Lakes & Canals
9/4/2024	DUKE ENERGY - BILL PYMT - FBC1Y3VZ	21	(\$43.62)	Fountain
9/4/2024	DUKE ENERGY - BILL PYMT - RBY1Z3VZ	21	(\$678.12)	Lighting
9/4/2024	DUKE ENERGY - BILL PYMT - TB41L3VZ	21	(\$33.41)	West Entrance
9/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - 3BZ1139A	25	(\$950.00)	Accounting-Monthly
9/11/2024	METAVANTE CORP - BILL PAYMT NA		\$365.00	
9/25/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 3BL13ECC	28	(\$300.00)	Security - Road Safety
9/25/2024	NANCY BEATTY - BILL PYMT - 2BU12ECC	16E	(\$49.32)	Common Grounds - Plants
9/25/2024	LERMA'S LANDSCAPING - BILL PYMT - ZBQ11ECC	17B	(\$800.00)	Common Grounds-Monthly-September
9/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - YBX1Q3FG	15A	(\$700.00)	Activity Center-Rent
9/30/2024	MOW & BEHOLD LLC - BILL PYMT - 6BC1RE9D	16C	(\$125.00)	Irrigation Repairs
9/30/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 7B11EE9D	24	(\$2,200.00)	Legal Services
9/30/2024	Ending Balance		\$321,028.52	
		Total Deposits	\$365.00	
		Total Payments	(\$10,063.46)	
		Net Change	(\$9,698.46)	
	SAVINGS ACCOUNT			
9/1/2024	Beginning Balance		\$ 138,801.84	
9/30/2024	Credit Dividends		\$ 1.14	
9/30/2024	Ending Balance		\$ 138,802.98	
Additional Information:	The Accounts Receivable Balance on 09/30/2024 was \$16,628.92			
	GOLF HAMMOCK OWNER'S ASSOCIATION			
	REPORT OF AMOUNTS OF \$400 OR MORE OWED			
	AFTER PAYMENTS RECEIVED THRU 09/30/2024			
Amount Owed	Address	Lot#		
\$ 406.00	2501 Par Lane	00031		
\$ 406.00	2511 Par Lane	00032		
\$ 3,801.75	2300 Fairway Circle	00053		
\$ 406.00	3004 Par Rd	00080		
\$ 406.00	2814 Par Rd	00082		
\$ 406.00	2802 Par Rd	00084		
\$ 433.13	3109 Par Rd	00094		
\$ 406.00	3101 Divot Rd	00120		
\$ 406.00	3404 Duffer Rd	00196		
\$ 406.00	2776 Duffer Rd	00221		
\$ 406.00	2766 Duffer Rd	00226		
\$ 406.00	2011 Mulligan Rd	00265		
\$ 400.00	4109 W. Mulligan Ct	00299		
\$ 2,363.59	4309 Duffer Loop	00304		
\$ 2,849.36	4609 SandWedge Way	00323		
\$ 406.00	4122 Duffer Loop	00332		
\$ 1,259.14	1308 Putter Ct	00334		
\$ 406.00	4410 Bunker Dr	00411		
\$ 418.62	4611 Bunker Dr	00460		
\$ 16,397.59	Report Total			
\$ 16,297.59	August Report Total			
\$ (100.00)	Increase From August			

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 10/27/24
 Time: 7:00pm
 Location: Golf Hammock Activities Center

Name	Address	Topic
Audrey Baskin	3902 Cleveland Pl Dr 2401 Hammock	Topic Jewels
XXXXXXXXXX	XXXXXXXXXX	
Mike + Joanie Tress	2808 Sugar Pine Circle	Minkes
Jim + Cathy Cassels	2816 Lost Ball Dr.	Description Avalon Salt Community Time Limits
Joyce Rowe	2800 Dufferin Rd	Security - Uphold Bylaws
XXXXXXXXXX	XXXXXXXXXX	
XXXXXXXXXX	XXXXXXXXXX	
Randy + Sandy Holcomb	2510 Pine Rd 2610 Golf Hammock	Common Ground GRV
Jim Bilowit	3124 Sugarpine Cir.	FINANCES