

Golf Hammock Owners' Association, Inc.

April 10, 2017

Board Meeting Minutes

Call to Order: President JP Fane brought the meeting to order at 7:00 pm.

Roll Call:	<u>Present</u>	<u>Absent</u>
J.P. Fane, President; 863-386-4809; jpfane@gmail.com	X	
Bob Schroeder, Vice President; 863-402-5486; bobs1501@outlook.com	X	
Victor Divietro, Treasurer; 863-381-4264; vdivietro@embarqmail.com		X
George Kibe, Secretary; 863-402-8203; gwkibe@embarqmail.com	X	
Mark Walczak, ; 863-658-1658; markcsu@comcast.net	X	
Nancy Beatty, Director; 863-382-6707; nancyab@stratomain.net	X	
Rose Chupka Cookman, Director; 863-385-2402; roseghao@yahoo.com	X	
Linda Fisher, Director, 863-658-1389; linda@linakasales.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 03/30/17. Signs posted at front /west entrances on 04/07/17.

Meeting Minutes: The DRAFT minutes, currently posted on the website for the General Board Meeting of March13, 2017, were given final approval by the Board.

Report of Officers:

President's Report (JP Fane)

No report at this time

Vice President's Report (Bob Schroeder)

No report at this time.

Treasurer's Report (Victor Divietro)

Golf Hammock Owners Association
March 2017

Note: Annual Assessments were due on March 31st. We have 62 lots that have yet to pay.

Checking			
Date	Description	Amount	Memo
2/28/2017	Beginning Balance	\$150,637.32	
3/1/2017	RUTHIE O'NEILL - BILL PYMT - UBR9QMNP	(\$225.00)	Website
3/7/2017	AQUATIC WEED CONTROL, INC - BILL PYMT - TBD9UWQ8	(\$1,101.00)	Lakes & Ponds
3/7/2017	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - IBN9OWQ8	(\$530.00)	Common Grounds - Mowing
3/7/2017	DUKE ENERGY FLORIDA - BILL PYMT - LBN9VWQ8	(\$23.16)	Fountain
3/7/2017	DUKE ENERGY FLORIDA - BILL PYMT - CBV9VWQ8	(\$30.41)	West Entrance
3/7/2017	DUKE ENERGY FLORIDA - BILL PYMT - PBN9VWQ8	(\$660.61)	Lighting
3/14/2017	COOL & COBB ENGINEERING COMPANY - BILL PYMT - VBX9KWAL	(\$9,875.00)	Eagle Court Study
3/14/2017	E MARK BREED III, P.A. - BILL PYMT - IBD9YWAL	(\$75.00)	Legal
3/20/2017	PELLA & ASSOCIATES P.A. - BILL PYMT - OBO9YWKE	(\$685.00)	Accounting
3/23/2017	MARK WALCZAK - BILL PYMT - MBM96WIV	(\$40.66)	Lights Front Entrance
3/23/2017	LERMA'S LANDSCAPING - BILL PYMT - MBU9KWGV	(\$600.00)	Common Grounds - Landscaping
3/23/2017	RUTHIE O'NEILL - BILL PYMT - VBN9YWGV	(\$149.00)	Website - Annual Renewal
3/23/2017	Deposit	\$400.00	Assessment Deposits
3/23/2017	Deposit	\$1,144.46	Assessment Deposits
3/23/2017	Deposit	\$3,600.00	Assessment Deposits
3/23/2017	Deposit	\$2,175.00	Assessment Deposits
3/23/2017	Deposit	\$3,600.00	Assessment Deposits
3/23/2017	Deposit	\$3,600.00	Assessment Deposits
3/27/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBZ9UWXU	(\$21.44)	Clubhouse Utilities
3/28/2017	DUKE ENERGY FLORIDA - BILL PYMT - WB19TWIP	(\$24.22)	Fountain
3/28/2017	DUKE ENERGY FLORIDA - BILL PYMT - DBR9TWIP	(\$30.84)	West Entrance
3/28/2017	DUKE ENERGY FLORIDA - BILL PYMT - TB19TWIP	(\$681.35)	Lighting
3/28/2017	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - UBH9JW26	(\$400.00)	Clubhouse Rent
2/28/2017	Ending Balance	\$150,004.09	
Savings			
2/28/2017	Beginning Balance	\$138,528.29	
3/31/2017	Credit Dividends	\$5.88	
2/28/2017	Ending Balance	\$138,534.17	

Secretary's Report (George Kibe)

Minutes to the March 13, 2017 meeting were compiled, posted on the website, and distributed to Board members.

An update to the key log was performed.

I worked with the Webmaster to test a secure login section of the website. The secure login would allow only registered members to access certain pages and material on the website.

Committee Updates:

Common grounds including roads, culverts, drainage ditches (Chair: J.P. Fane)

Cool and Cobb Engineering was requested to examine the edge of pavement radius on Golf Hammock Drive as it connects with the traffic circle. The current radius, at each side of the intersection has an inside edge, radius of 25 feet, meeting the design standards at time of construction. Currently there are no “beat out” areas next to the pavement. This lack of “beat out” indicates that the most vehicles are staying on the pavement, and widening the radius is not now necessary.

Mark clarified for the Board, the reason changes are being proposed for this intersection is because the tight turning radius at this intersection creates congestion when a vehicle exiting the Circle confronts another vehicle yielding on Golf Hammock Drive to traffic on the Circle. Several members have expressed concerns at previous Board meetings, and Mark’s personal observations of the intersection confirm this condition.

JP reported that road contractor EPI believes that any widening of the intersection could be an expensive undertaking, possibly requiring relocation of power lines, irrigation systems, and removal of trees. JP also noted that there is no history of traffic accidents at this intersection. In discussion, the Board evaluated the concerns and the costs and concluded that the inconvenience some members might experience is outweighed by the potential cost. There were no objections expressed by Board members to this conclusion.

George led a discussion on returning the “Yield Sign” to within the circle. This suggestion was met with resistance from Board members. The majority of Board members felt that placing the “Yield Sign” within the circle would make Golf Hammock non-compliant to state signage requirements and possibly open GHOA to liability claims if an accident occurred.

The Eagle court project is moving forward. Germaine Surveying has been hired to survey the original swale located between 4117 Eagle Court (C-34-34-28-010-0000-0040) and 4120 Eagle Court (C-34-34-28-010-0000-0030).and establish the easement outer boundaries as well as the center location of the swale.

Common grounds including landscaping, irrigation, fences, signs, lighting, electrical, tree trimming (Chair: Mark Walczak)

It was brought to the attention of the Committee that several irrigation sprinklers at the main entrance to the Community were malfunctioning. After investigating, the Committee determined that sprinklers along Golf Hammock Drive require additional protection from landscaping and other vehicles. Six irrigation sprinklers were repaired and reinforced with concrete block. The irrigation systems are now fully operational.

At both the February and March Board meeting,s the Committee discussed options and ideas, and accumulated input from the Board, for preventative maintenance and repair of irrigation systems at the east and west entrances. Committee members Mark Walczak and Cindy Bowser reviewed this information and input. A quarterly preventative maintenance program was being finalized with DC Irrigation as the provider of choice.

George reminded Mark that the Board discussed the merits of a maintenance contract, at the last Board meeting and felt the current scope of work and bids fell short of the desired results. Mark was asked to return to the board with a revised Scope of Work, and bids, that included, monthly inspections, as required repairs to sprinkler heads, and time and material rates, for extensive repairs, if required.

Committee members Mark Walczak and John McAngus have been investigating the deteriorating front entrance walls and have developed an approach to restoring these walls and improving the lighting. The Committee hopes to have scope of work and cost estimates available for the Board at the Monday, April 10, meeting. In the mean time,

the rear wall flood lights were burned out and so new lightbulbs were installed in these eight fixtures.

At the request of Bob Henderson, property compliance at CPHA, the Committee responded to a call to examine a large tree growing along Cormorant Point Drive as it dead ends to the east. The homeowner at 2800 Sugarpine Circle recently did some tree trimming of this subject tree, but expressed the opinion that this tree sits on the road easement area of Cormorant Point Drive and should be considered Common Ground. The Committee agrees with this opinion, and the subject area will be added to the inventory of Common Ground areas.

There was some discussion that indicated a previous Board reviewed ownership of the tree in question and determined it was on private property and not Common Ground. Mark was asked to review the County plat map to ensure the tree is indeed on Common Grounds. Post Meeting update--As the Board requested, Mark reviewed the County Plat map and found:

1. The dead end of Cormorant Point Dr. is a circular asphalt pad that borders several different properties.
2. The property line that surrounds the circular pad, the road surface, has a radius that is more than 9 feet longer than the pad itself.
3. At it's most eastern end, it abuts property that is outside of the subdivision.
4. The large tree, which is the primary source of any future maintenance expense, is clearly growing in the Cormorant Point Dr. road easement, almost right up against the road surface itself.

Routine monthly lawn care and landscape maintenance continued without incident for this reporting period.

Violations/Complaints (Chair: Bob Schroeder)

5 Closed

2 Carryover

0 New

Lakes/Ponds (Chair: Nancy Beatty)

Sonar will be put in Lake Clara after meeting if we vote yes

Talked to Les Stephens at Aquatic Weed about Carp to put in lakes, Carp do not eat the vegetation we have in our lakes.

Lermas will work on the ditch between Lake Clara and Lake Elaine the week of 10 or 17 April .

Architecture (Chair: Linda Fisher)

March Architectural Reviews Report:

Three (3) requests were submitted and approved. (1) installation of deck, (1) installation of hurricane shutters and (1) installation of a detached garage.

Activity Center, Clubhouse (Co-Chair: Linda Fisher; Co-Chair Wendy Hardy, 863-414-3727, gdhardy54@centurylink.net)

March Report: Continued support and usage of library including magazines by the community. Game nights on 2nd, 3rd & 4th Tuesdays are well attended approx. 15-25 residents. Every Tuesday mornings approx. 4-12 mah jongg players, and every Friday mornings approx. 12-25 mah jongg players (3/17 30 players, 3/24 28 players). Every Monday 8 residents play bridge and 4 residents play Thursdays mornings and afternoon 4 residents play bridge/euchre. Every Wednesday afternoon knitting club approx. 10 residents. Book club on 3rd Wednesdays approx. 10 residents, and a requested one evening book club meeting was held. The GHOA and GPHA holds monthly meetings.

Activity Center seeking more suggestions or ideas for future activities to be offered for the community.

Communications, Newsletter (Chair: Michael Garey)

The first electronic newsletter was sent on March 26th.

Communications, Website (Chair: Rose Chupka Cookman)

Our webmaster Ruthie completed the consolidation of the shout out and subscribe directories. Ruthie also worked with our newsletter chair to distribute the first, electronic version of the GHOA newsletter. After the newsletter was circulated, she received *21 new subscribers to the website (significant increase during a 6 month period.) We now have a mass circulation of approximately 478 homeowners. Ruthie also set up an automated response to those inquiring about our website or asking to subscribe so homeowners know their emails have been received. The sheriff office newsletter for March/April has been posted on the community page. There were 1,094 views to the website during March.

***New Subscribers:**

*Current Month (1 month): 21

From Oct 2016 — Feb 2017 (5 months):24

Database/Directory (Chair: Marge Schindewolf)

Two new residents were added in March: Cormorant Point -James A Peters 2. Golf Hammock - Paul & Janet Wiley

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

There were 2 home visits in March. A third homeowner requested a welcome packet be dropped off.

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

No new activity reported this month.

Old Business

- 1. Update on Sheriff traffic patrols.-** An official request letter was submitted to the Sheriff's department for enforcement of Title XXIII Chapter 316 traffic laws within Golf Hammock. It is anticipated that traffic patrols will start after the current US 27 enforcement activities.

- 2. Culvert/ drainage ditch renovation plans for 2017-** The plan for 2017 projects is delayed awaiting the results of the Eagle Court estimate. A 2017 plan will be reviewed at the May 8, 2017 Board Meeting.

- 3. Quarterly preventative maintenance and repair of irrigation systems revised scope of work.-**Mark was asked to return to the board with a revised Scope of Work, and bids, that included, monthly inspections, as required repairs to sprinkler heads, and time and material rates, for extensive repairs, if required.

- 4. Traffic Circle Road improvements Scope of Work Document.-** The board decided to accept the engineering report on the intersection of Golf Hammock Drive and the Circle and make no changes to the intersection. The intersection of Mulligan Road and the Circle, and The standing water issue on the circle and the North West parking lot entrance to the Activity Center/Pro Shop still require addressing. JP agreed to take this matter to EPI to get a rough estimate for the work.

New Business:

- 1. Summer Board recess-** George made a motion (seconded by Linda) that

the Board cancel the June 12, 2017, July 10, 2017, and August 14, 2017, scheduled Board meetings for the traditional Summer Recess. The motion passed unanimously.

- 2. Front Entrance Renovation.** Mark led a cost discussion on the repair of the front entrance walls and lighting. Mark estimated that his plan to replace and demo the wall caps, patch and paint the walls, and update the lighting would be about \$8,000. Recognizing that actual renovation costs will far exceed the 2017 budget for this project, Mark asked the Board if the project should continue to be pursued this year. In response, the Board noted that this cost exceeds the Procurement Policy guidelines for competitive bidding and public notice. The Board highlighted that this is an important project and therefore Mark should generate the Scope of Work and other necessary documents for collect formal quotes in the current fiscal year..

Member Comments:

Joyce Rowe commented on how nice the Front Entrance decorations have been this year. Special Thanks to Judy Trier and Barbara Akus for the decorations effort at the entrance.

Next Meeting:

The next General Board Meeting will be held on Monday, May 8, 2017 starting at 7:00 pm. A workshop will precede the meeting at 6:30 pm.

Adjourn: On a motion by Marge seconded by Nancy the meeting was adjourned at 7:53 pm.

Respectfully submitted,

George Kibe