

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(DRAFT) MONDAY September 9, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by Treasurer John Waddell.

Board Directors Present:

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

Approval of Meeting Minutes:

Motion made by Timothy Leeseburg to approve May 13, 2024 Board meeting Minutes. Antonia D'Elia Second. Motion approved unanimously. Motion made by Antonia D'Elia to approve July 25, 2024 special meeting minutes. Tim Leeseburg second. Motion approved unanimously.

Reorganization of Officers:

President:

Timothy Leeseburg made a motion to nominate Nancy Beatty as President. Antonia D'Elia second. Nancy declined nomination.

Norm Sochia made a motion to appoint John Waddell as President. Matt Nelson Second. John Waddell would step down as treasurer to accept the position. Motion approved unanimously.

John Waddell appointed President for the remainder of 2024.

Vice President:

Nancy Beatty made a motion to appoint Timothy Leeseburg as Vice President. Antonia D'Elia second. Motion approved unanimously

Timothy Leeseburg appointed Vice President for the remainder of 2024.

Treasurer:

Timothy Leeseburg made a motion to appoint Matt Nelson. Antonia D'Elia second. Motion approved unanimously.

Matt Nelson appointed treasurer for the remainder of 2024.

Secretary:

Matt Nelson will also continue as secretary for the remainder of 2024.

Officer Reports:

President: John Waddell

No Report

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Treasurer: Matt Nelson

Report Provided by John Waddell

Golf Hammock Owners Association				
Treasurer Report				
MAY 2024				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
5/1/2024	Beginning Balance		\$ 599,059.31	
5/1/2024	RUTHIE O'NEILL - BILL PYMT - DB81HROR	31	(\$325.00)	Web Hosting
5/6/2024	DUKE ENERGY - BILL PYMT - IBC1QRNU	21	(\$33.40)	West Entrance
5/6/2024	MOW & BEHOLD LLC - BILL PYMT - 6B11VRNU	17D	(\$225.00)	Ditch Clean Up
5/6/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - EBP1ORNU	15B	(\$57.59)	Utilities-Activity Center
5/6/2024	DUKE ENERGY - BILL PYMT - GB11PRNU	21	(\$46.81)	Fountain
5/6/2024	DUKE ENERGY - BILL PYMT - PBR1TRNU	21	(\$655.36)	Lighting
5/6/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - CB31SRNU	17D	(\$725.00)	Common Grounds-Mowing - April
5/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - IB81URTF	25	(\$950.00)	Accounting-Monthly
5/10/2024	MIDLAND MOBILE LLC - BILL PYMT - LBJ19R85	17D & 29X	(\$100.00)	Draining Ditch & Mowing @ Homeowner
5/10/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - ABC1YR85	17	(\$1,156.00)	Common Grounds-Lakes & Canals
5/20/2024	NANCY BEATTY - BILL PYMT - CBU1E292	17A	(\$278.61)	Reimbursement - Flowers & Stop Signs
5/20/2024	LERMA'S LANDSCAPING - BILL PYMT - JBS13292	17B	(\$900.00)	Common Grounds-Monthly-May
5/24/2024	PRO ACTIVE COATINGS -Check#9650	29B	(\$28,000.00)	Road Sealing
5/24/2024	MILLIE ANDERSON - BILL PYMT - YBY1H2D4	23C	(\$15.00)	Reimbursement - Office Supplies
5/28/2024	RUTHIE O'NEILL - BILL PYMT - GBU1221F	31	(\$168.00)	Reimbursement - Website
5/28/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - RBL1KRXL	15A	(\$700.00)	Activity Center-Rent
5/29/2024	Deposit		\$6.00	
5/29/2024	Deposit		\$675.00	
5/29/2024	Deposit		\$2,833.18	
5/30/2024	Deposit		\$450.00	
5/31/2024	Ending Balance		\$ 568,687.72	
5/31/2024		Total Deposits	\$3,964.18	
		Total Payments	(\$34,335.77)	
		Net Change	(\$30,371.59)	
SAVINGS ACCOUNT				
5/1/2024	Beginning Balance		\$ 138,797.16	
5/31/2024	Credit Dividends		\$ 1.18	
5/31/2024	Ending Balance		\$ 138,798.34	

Golf Hammock Owners Association				
Treasurer Report				
JUNE 2024				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
6/1/2024	Beginning Balance		\$568,687.72	
6/3/2024	RUTHIE O'NEILL - BILL PYMT - MBV1DRXN	31	(\$325.00)	Web Hosting
6/4/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - YBR1W2J8	15B	(\$109.87)	Utilities-Activity Center
6/4/2024	DUKE ENERGY - BILL PYMT - TB41J2J8	21	(\$33.41)	West Entrance
6/4/2024	DUKE ENERGY - BILL PYMT - ZBY1Z2J8	21	(\$44.49)	Fountain
6/4/2024	DUKE ENERGY - BILL PYMT - CBA1J2J8	21	(\$653.55)	Lighting
6/4/2024	CLARK PEST CONTROL - BILL PYMT - 3BY1V2J8	17E	(\$365.00)	Fertilization & Insecticide Spray
6/4/2024	BOB SCHROEDER - BILL PYMT - 9B21U2J8	16C	(\$29.02)	Irrigation Parts
6/7/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 2B1M2RK	17D	(\$800.00)	Common Grounds-Mowing - May
6/7/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - NBC1X2RK	17	(\$1,156.00)	Common Grounds-Lakes & Canals
6/10/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - OBK1RSQ	25	(\$950.00)	Accounting-Monthly
6/11/2024	KDL UNDERGROUND & DEVELOPMENT - BILL PYMT - YBN1K2SL	29A	(\$3,902.00)	Drainage Repair - Labor & Parts
6/14/2024	RUTHIE O'NEILL - BILL PYMT - DBY1Z21W	31	(\$180.00)	Website Fee
6/14/2024	LERMA'S LANDSCAPING - BILL PYMT - DBB172CW	17B	(\$800.00)	Common Grounds-Monthly-June
6/18/2024	ProActive Coatings LLC - Check 9652	29B	(\$44,500.00)	Sealcoating Deposit - Phase 2
6/18/2024	ProActive Coatings LLC - Check 9651	29B	(\$28,000.00)	Sealcoating Balance - Phase 1
6/21/2024	HEATH MCCARTHY PAVING LLC - BILL PYMT - XBG172QU	29B	(\$6,000.00)	Asphalt Repair - Balance Due
6/21/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 7BG182QU	28	(\$300.00)	Security - Road Safety
6/24/2024	HEATH MCCARTHY PAVING LLC - Check 9653	29B	(\$6,000.00)	Asphalt Repair - Deposit
6/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - PB1N2T5	15A	(\$700.00)	Activity Center-Rent
6/27/2024	AUTO-OWNERS PREMIUM COLLECT- EFT - INS. PREM - Ck#9654	20	(\$10,450.42)	Annual Insurance Premiums
6/30/2024	Ending Balance		\$ 463,388.96	
		Total Deposits	\$0.00	
		Total Payments	(\$105,298.76)	
		Net Change	(\$105,298.76)	
SAVINGS ACCOUNT				
6/1/2024	Beginning Balance		\$ 138,798.34	
6/30/2024	Credit Dividends		\$ 1.14	
6/30/2024	Ending Balance		\$ 138,799.48	

Golf Hammock Owners Association				
Treasurer Report				
JULY 2024				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
7/1/2024	Beginning Balance		\$463,388.96	
7/1/2024	RUTHIE O'NEILL - BILL PYMT - GBP142UJ	31	(\$325.00)	Web Hosting
7/3/2024	NANCY BEATTY - BILL PYMT - YBL1VDR2	16E	(\$70.03)	Reimbursement - Plants
7/3/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - Q8219D22	15B	(\$143.53)	Utilities-Activity Center
7/3/2024	LOUIS HUGHES - BILL PYMT - HBM1SDR2	23B	(\$583.09)	Reimbursement - Road Maps - Road Sealing
7/3/2024	Deposit		\$5,913.91	
7/9/2024	CARPENTER PRINTING & MORE - BILL PYMT - NBO1FDN4	23B	(\$236.50)	Printing - Standard Rules Booklet
7/9/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - WB91FDN4	24	(\$1,865.00)	Legal Services
7/9/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - VBH1GDN4	17	(\$1,156.00)	Common Grounds-Lakes & Canals
7/9/2024	DUKE ENERGY - BILL PYMT - FBS1HDN4	21	(\$33.41)	West Entrance
7/9/2024	DUKE ENERGY - BILL PYMT - AB11HDN4	21	(\$42.34)	Fountain
7/9/2024	DUKE ENERGY - BILL PYMT - 7B16DN4	21	(\$675.76)	Lighting
7/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - 9BR1Z2HL	25	(\$950.00)	Accounting-Monthly
7/10/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ORM1JDEF	17D	(\$1,760.00)	Common Grounds-Mowing - June
7/12/2024	LERMA'S LANDSCAPING - BILL PYMT - LB51ED0S	17B	(\$800.00)	Common Grounds-Monthly-July
7/19/2024	TILLMAN CONSTRUCTION OF LP - BILL PYMT - HBG1CD48	29A	(\$4,700.00)	Concrete - Drainage Project
7/19/2024	JUDY TRIER - BILL PYMT - ZB1AD48	23A	(\$51.70)	Reimbursement - Postage
7/23/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - OBS1KDLZ	28	(\$450.00)	Security - Road Safety
7/23/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - DBV1KDYZ	28	(\$150.00)	Security - HOA Meeting
7/23/2024	DONALD ROBINSON - BILL PYMT - VB41LDYZ	23C	(\$59.13)	Reimbursement - Office Supplies
7/26/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 7B11WDEL	24	(\$200.00)	Legal Services
7/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - VB81Y2US	15A	(\$700.00)	Activity Center-Rent
7/30/2024	LOUIS HUGHES - BILL PYMT - FBE1JDYM	23C	(\$163.40)	Reimbursement - Road Maps - Road Sealing
7/30/2024	MIDLAND MOBILE LLC - BILL PYMT - ZBR1DYDM	29X	(\$220.00)	Mowing - Charge Back to Homeowners
7/30/2024	MOW & BEHOLD LLC - BILL PYMT - PBV1ODYM	16C & 17D	(\$325.00)	Ditch Work & Irrigation Sprinklers
7/30/2024	Deposit		\$1,430.63	
7/31/2024	ProActive Coatings - Ck#9655	29B	(\$44,500.00)	Road Sealing - GH
7/31/2024	ProActive Coatings - Ck#9656	29B	(\$16,000.00)	Road Sealing - CP Deposit
7/31/2024	Ending Balance		\$394,573.61	
		Total Deposits	\$7,344.54	
		Total Payments	(\$76,159.89)	
		Net Change	(\$68,815.35)	
SAVINGS ACCOUNT				
7/1/2024	Beginning Balance		\$ 138,799.48	
7/31/2024	Credit Dividends		\$ 1.18	
7/31/2024	Ending Balance		\$ 138,800.66	

Golf Hammock Owners Association				
Treasurer Report				
AUGUST 2024				
		Budget		
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
8/1/2024	Beginning Balance		\$394,573.61	
8/1/2024	RUTHIE O'NEILL - BILL PYMT - 38912DCR	31	(\$325.00)	Web Hosting
8/2/2024	TILLMAN CONSTRUCTION OF LP - BILL PYMT - DB11GDAO	29A	(\$20,000.00)	Drainage Work - Par Court-Par Road
8/5/2024	TILLMAN CONSTRUCTION OF LP - BILL PYMT - EBT17D4U	29A	(\$19,375.00)	Drainage Work - Par Court-Par Road
8/7/2024	HARLAND CLARKE CHECK ORDER BILLING - CHK ORDER	14	(\$37.61)	New Checks
8/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - TBP1ODEF	25	(\$950.00)	Accounting-Monthly
8/9/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - EBR1JDMS	17D	(\$2,900.00)	Common Grounds-Mowing - July
8/9/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 9BE1DMS	15B	(\$135.09)	Utilities-Activity Center
8/9/2024	DUKE ENERGY - BILL PYMT - VB31MDMS	21	(\$46.16)	Fountain
8/9/2024	DUKE ENERGY - BILL PYMT - KBM1YDMS	21	(\$710.74)	Lighting
8/9/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - MBW1ZDMS	17	(\$1,156.00)	Common Grounds-Lakes & Canals
8/9/2024	DUKE ENERGY - BILL PYMT - EBO1DMS	21	(\$33.41)	West Entrance
8/19/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 1BD1C3UD	28	(\$300.00)	Security - Road Safety
8/19/2024	ANASTACIO JARDON - BILL PYMT - LBX1Q3OD	16C	(\$375.00)	Irrigation Maintenance
8/19/2024	DONALD ROBINSON - BILL PYMT - 4BB1A3UD	23A	(\$14.60)	Reimbursement - Postage
8/19/2024	JUDY TRIER - BILL PYMT - 1BD1R3UD	23A	(\$82.13)	Reimbursement - Postage
8/20/2024	PRO ACTIVE COATINGS LLC - BILL PYMT - TB31F3L3	29B	(\$16,000.00)	Road Sealing - CP
8/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - RB21UDML	15A	(\$700.00)	Activity Center-Rent
8/28/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - NBY1H376	24	(\$375.00)	Legal Services
8/28/2024	NANCY BEATTY - BILL PYMT - VBQ1J376	17C	(\$160.89)	Reimbursement - Mulch & Plants
8/28/2024	LERMA'S LANDSCAPING - BILL PYMT - GBH16376	17B	(\$800.00)	Common Grounds-Monthly-August
8/29/2024	Deposit		\$630.00	
8/31/2024	Ending Balance		\$330,726.98	
		Total Deposits	\$630.00	
		Total Payments	(\$64,476.63)	
		Net Change	(\$63,846.63)	
SAVINGS ACCOUNT				
8/1/2024	Beginning Balance		\$ 138,800.66	
8/31/2024	Credit Dividends		\$ 1.18	
8/31/2024	Ending Balance		\$ 138,801.84	
Additional Information: The Accounts Receivable Balance on 08/31/2024 was \$16,206.08.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$400 OR MORE OWED				
AFTER PAYMENTS RECEIVED ON 04/30/2024				
Amount Owed	Address	Lot#		
\$ 406.00	2501 Par Lane	00031		
\$ 406.00	2511 Par Lane	00032		
\$ 3,701.75	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		
\$ 16,297.59	Report Total			
\$ 24,451.16	April Report Total			
\$ 8,153.57	Decrease From April			

There is over \$16,000.00 in outstanding assessments including late charges. Four Lots that are over \$1000.00 each. Letters have been sent. Liens are being placed when appropriate. Working with Board attorney on all of this.

Committee Reports:

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

The front entrance continues to be upgraded with some beautiful landscaping. Nancy has a few more additions planned including some stones and more flowers

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

The lakes are at high levels, all weed reports are good and an alligator has been seen in lake Claire.

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

Courtesy Letters sent 23

Violation letters: 9

Failure to Comply Letters: 2

Roads and Drainage – Open Chair

Completed sealing of the roads.

Board Position open for Chair

Architectural Review- Open Chair

(Report from Donald Robinson)

1 inground pool and caged @2788 Duffer RD.

1 house painting @ 2788 Duffer RD.

1 replace concrete driveway with pavers

install paved patio with a gazebo

1 install decorative fence in area of existing fence @ 4109 Par Ct.

1 replace shingles 3801 Duffer RD.

Welcoming – Millie Anderson

Met with 5 new Homeowners

Databases and Directories - Antonia Rivera

Five new homeowners.

Activity Center and Special Events - Open chair

Report from John Waddell

LEASING:

Over the past several years the GHOA has been leasing the existing building. As a matter of record, the Board and homeowners had a rather heated discussion of cost versus availability. The final vote was in favor of paying the increase in cost versus having no community center. The response by the homeowners left a lasting impression that the priority was having the center despite the cost.

For the past several years, the Activity Center owner would only commit to leases for the "next" term. The GHOA Board was recently advised that the building would not be available to lease for the 2025-2026 term. The owner had previously indicated to the Treasurer there would be a lease offer for 2025-2026 (actually received the notice). The Board voted at the meeting on July 25th, to move forward with the Lease. However, the Owner had another party interested in leasing the Activity Center building at a higher rental amount and the lease offer to the GHOA was withdrawn.

WHAT'S NEXT?:

The GHOA Board led by the President, initiated an effort to determine if there was another option to have a community center, not lease-restricted, that could be even more functional and owned and operated by the GHOA. To that end, many actions were initiated to determine the feasibility of such a goal. The actions listed below detail the means researched to provide a potential solution:

1. Discuss with Sebring Christian Church with respect to their open field (building potential) and/or their facility. Their only interest/offer was the GHOA could reserve their main meeting area for Business Meetings only. Needless to say, the offer is less than the needed functionality desired.
2. Previously, the GHOA conducted and tried to negotiate a reasonable agreement to potentially purchase the existing building. A satisfactory compromise could not be reached, which ended that discussion.
3. Previously, a similar discussion centering around the tennis court area, also took place. The results were the same and the action was terminated.
4. Historically, the once open lots across from the Christian Church were considered. Research determined the land had been purchased by a developer and were not available.
5. The GHOA Board began looking at lots within the GH community. The lots reviewed were occupied by a home. The idea of renovating the home after purchase resulted in the projected cost to be prohibitive with respect to

available/desired funds spent. The actions on the potential properties were stopped.

6. After looking at occupied lots, the search turned to vacant lots which turned out to be too small for the needed functionality.

7. Next, the GHOA Board visited the “common grounds” owned by the GHOA. There was only one lot that offered the potential for a functional location and building capability. Due to this potential, the Board researched further into the validation of ownership and desired capacity for a building, parking and potential recreation capabilities. The Tract A Lot on Par Road possibly had the potential needed. A request was made to our law firm to perform a title search where it was discovered that property was owned by someone and was not common property. That is what led to the interest in purchasing Tract A and Lot 12, which was tabled during the July 25 th meeting.

8. The result of all this is the Board will now have to find a place to store records and other GHOA property stored in the Activity Center, place for meetings, and a location for a drop box.

Website - Ruthie

Emails/New Subscriptions received:

New Subscribers: 51

Contacted Us: 17

ShoutOuts: 15

- May 13, 2024 Meeting Agenda
- Roadways (sealing streets - west side of GH)
- Roadways (running sprinklers)
- Lost Ball Dr/Bunker Rd sealing
- Looking for volunteers
- Revision (Lost Ball Dr/Bunker Rd sealing)
- Board of Directors opening
- Asphalt Sealing project
- Special Board Meeting Notice (July 25, 2024)
- Road closure reminder
- Tropical Depression
- Road Sealing project
- Cormorant Point roadways (sealing)
- Feeding alligators in Lake Claire
- Activity Center lease

Website Postings/Other:

- Missing Financial Statements (2018, 2020-2023)
- March 11, 2024 Final meeting minutes
- April 18, 2024 Draft meeting minutes
- April 18, 2024 Final meeting minutes
- May 13, 2024 Draft meeting minutes
- Added letter from GHOA President to March 11, 2024 minutes
- July 25, 2024 Special meeting minutes
- Removed public awareness alert from homepage
- Removed Louis Hughes from the website as President/Roads & Drainage Committee
- Website redesign completed

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

No Report

Old Business:

- Attorney Shannon L Nash spoke and explain ownership of Tract "A" the property she was asked to do a title search on. Tract "A" is the irregular shaped lot between the golf course and par rd. The search came back that GHOA has no ownership of Tract "A". The owners of record are American Home Service Corporation and Worldwide Investments. There is also an easement that benefits the golf course. That easement provides access into and over Tract "A" for irrigation, drainage and other golf course related purposes.

New Business:

- John Waddell made a motion to have GHOA Attorney Shannon Nash perform a title search on a property that is eligible for foreclosure. The GHOA already has a lien in place against the property. The title search will enable the Board to make a decision if it makes sense to go forward with foreclosure proceedings. The cost of the title search is approximately \$250.00. Timothy Leeseburg second. Motion approved unanimously.
- Board asked questions of two applicants for open board positions. Applicants are Anthony Rosalio and John Rovero. Board received two other applicants that will be addressed next month.
- President John Waddell to investigate renting a storage unit due to the Activity Center lease not being renewed
- President John Waddell to discuss with golf club owner about maintaining a drop box / bulletin board on premises even without leasing the Activity Center

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

Next Meeting is October 14, 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