

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING MINUTES MONDAY, MAY 10, 2021
SEBRING CHRISTIAN CHURCH
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Richard Smith, Donald Robinson, Marge Schindewolf

Approval of Meeting Minutes

Motion made by Robert Schroederl to approve April Minutes. Donald Robinson Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Replied to three phone calls, sent one person to Donnie
Checked on the installation of the irrigation pump
Checked swale concerns in Cormorant Point, fixed 3 sprinklers in swales

Vice President: Robert Schroeder

V/P has been researching the history files on common grounds to bring support data up to date.

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
April 2021				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2021 (Including Past Due)		\$	312,400.78	
Amount Paid - January 2021 (Includes Undeposited Funds)		\$	211,241.89	
Amount Remaining - 01/31/2021		\$	101,158.89	
Amount Paid - February 2021 (Includes Undeposited Funds)		\$	25,029.00	
Amount Remaining - 02/28/2021		\$	76,129.89	
Amount Paid - March 2021 (Includes Undeposited Funds)		\$	37,183.86	
Amount Remaining - 03/31/2021		\$	38,946.03	
Amount Paid - April 2021		\$	2,075.00	
Amount Remaining - 04/30/2021		\$	36,871.03	11.8% of 01/01/2021 Balance
Amount Remaining Detail:				
	#of Lots		Amt Due	
\$175.00	1	\$	175.00	
\$375.00	48	\$	18,000.00	
\$377.00	1	\$	377.00	
\$400.00	1	\$	400.00	
\$402.00	1	\$	402.00	
\$411.61	1	\$	411.61	
\$415.09	1	\$	415.09	
\$434.00	1	\$	434.00	
\$802.00	8	\$	6,416.00	
\$1,238.61	5	\$	6,193.05	
\$1,823.64	2	\$	3,647.28	Ck Rec'd in May
Totals	70	\$	36,871.03	
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
4/1/2021	Beginning Balance		\$ 441,959.45	
4/1/2021	Deposit		\$ 7,933.86	
4/1/2021	Deposit		\$ 3,450.00	
4/1/2021	Deposit		\$ 6,750.00	
4/2/2021	Ruthie O'Neill - OBRCD146	35	(\$325.00)	Web Hosting
4/5/2021	Duke Energy - 4B9CMIPQ	23	(\$584.82)	Lighting
4/5/2021	Duke Energy - FBMCJIPQ	23	(\$48.37)	Fountain
4/5/2021	Duke Energy - IBGCZIPQ	23	(\$27.54)	West Entrance
4/5/2021	GOLF HAMMOCK GOLF & COUNTRY CL - 2BRCWIPQ	15	(\$32.19)	Activity Center - Utilities
4/5/2021	Ruthie O'Neill - 5B1CDIPO	35	(\$325.00)	Web Hosting - Dup. Pmt. - Check Returned
4/7/2021	PELLA & ASSOCIATES P.A. - IBYCPQI	29	(\$850.00)	Accounting Monthly
4/9/2021	PELLA & ASSOCIATES P.A. - NBQCCIPO	29	(\$850.00)	Accounting Monthly
4/26/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - MBKCOITW	15	(\$700.00)	Activity Center - Rent - Dup. Pmt - Check Returned
4/26/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - UBIC9IPO	15	(\$700.00)	Activity Center - Rent
4/28/2021	LERMA'S LANDSCAPING - BILL PYMT - GB6CNI7M	18	(\$650.00)	Landscaping - Monthly (April)
4/28/2021	Sebring Christian Church	21 & 27	(\$300.00)	Garage Sale Exp \$150 - Office Exp - \$150
4/28/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - UB9CF8F5	17	(\$1,101.00)	Monthly Pond Weed Control - April
4/28/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - FBSCE8F5	19	(\$215.00)	Common Grounds - Mowing
4/28/2021	DC Irrigation - CBKCH8F5	16	(\$6,389.00)	Irrigation Maintenance - Pump Repair
4/29/2021	Deposit		\$5,300.00	
3/31/2021	Ending Balance		\$ 452,295.39	
	Total Deposits	\$	23,433.86	
	Total Payments		(\$13,097.92)	
	Net Change	\$	10,335.94	
SAVINGS ACCOUNT				
4/1/2021	Beginning Balance		\$ 138,754.34	
4/30/2021	Credit Dividends		\$ 1.14	
4/30/2021	Ending Balance		\$ 138,755.48	

At the time of the meeting Treasurer John Waddell reported approximately \$36,781.00 in outstanding assessments which equates to 70 lots. 5 lots are over \$1,000.00 past due. Treasurer John Waddell explained that property owners that have not paid by the end of May will be notified that the process to place a lien on their property will begin,

Committee Reports:

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

Common grounds is waiting on signs to finish East entry island¹. Also assisted in replacement of irrigation pump

Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

No Report

Complaints and Violations – Robert Schroeder, Chair

Since last meeting, the V/C committee has mailed 10 courtesy reminders and no violations.

Roads and Drainage – Richard Smith, Chair

At this time, drainage restoration and re-sodding have been completed on Lost Ball Dr, Golf Haven Terrace, and Cormorant Point Dr.

Road resurfacing is scheduled to begin Friday May 7. Roads being resurfaced are Golf Haven Terrace, Sugar Pine Circle, and Cormorant Point Dr.

This will complete major drainage restoration and road resurfacing projects until at least next fall. Funds have been reserved in the Roads and Drainage budget line item for potential needed emergency expenditures due to unforeseen circumstances such as hurricanes or other problems that may arise during the summer.

Bylaws, Covenants, Restrictions - Albert Smith, Chair

Update submitted by Mark Walczak

The Organizing Committee has completed its role in reapplying for the Revival of our Covenants and Restrictions. President Beatty has signed off on the documents prepared by Attorney Breed for our application to the state, and they have been submitted to the State of Florida, Department of Economic Opportunity, for review and approval. The Committee remains available to assist with the final distribution of the State approved documents, as directed by the Board.

Architectural Review-Donald Robinson, Chair

Three Approvals for April
1 Driveway repair
1 4' PVC fence
1 Storage shed

Data Base and Directories - Marge Schindewolf, Chair

For the month of April we had six new residents: two for Golf Hammock and Four for Cormorant Point.

Activity Center and Special Events - Linda Fisher, Chair

Activity Center: Some activities have resumed in compliance with guidelines. Thanks to Kathy Saleeba, the crafters are meeting on Thursdays, please contact Kathy for details. Thanks to Millie Grimes the Book Club has also resumed on Thursdays, contact Millie for details. Library has been well used by residents and continue to be open. In hopes, other activities could resume in the months ahead.

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

I made 3 phone contacts and delivered one packet. New residents not as receptive to visits, I suppose due to Covid.

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

No report from the Street Captain.

Website – Ruthie

Website Report for Month of April, 2021

- Published 1 ShoutOut: April 12, 2021 General Meeting Agenda
 - Posted April Draft Meeting Minutes
 - Posted March Final Minutes
 - Posted CPHA April 5, 2021 Board of Directors Meeting Minutes
 - Updated Upcoming Events and Announcements on Homepage
 - Received 4 emails through the website and forwarded them to the GHOA Secretary
 - Received 6 New Subscribers to the website
 - Updated Board Members information on GHOA Document Resource Center
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Old Business:

- none

New Business:

- Vice President Robert Schroeder made a motion to approve Victoria Dale as a new board member. Richard Smith second. Motion approved unanimously.
 - Victoria Dale will also chair the Common Grounds Committee moving forward.
- John Waddell spoke with the Manager of the Golf Hammock Bar and Grill. They would like to include some information in our welcome pack. Joyce Rowe let the board know that she does include a menu in the packet. John will have the Manager reach out to Joyce with updated menu etc...
- Vice President Robert Schroeder made a motion to approve the updated standing rules. Richard Smith Second. Discussion consisted of clarifying the boards power to update the standing rules without a vote of the property owners. VP Schroeder explained that the standing rules are document issued by the board to provide a clear interpretation of the HOA's restrictions and covenants. It is not changing or adding restrictions just a clarification of current by-laws to a quick reference guide. Motion passed 5-3.

President Nancy Beatty entertained comments from homeowners present at the meeting.

Claudette and Carlos Dunlap on 1510 Divot Ct. brought up outstanding violation issue with their neighbor. VP Schroeder explained that the process to remedy the violations are ongoing. President Beatty assured the home owners that this matter will be taken care and she will call a special meeting if she feels it necessary.

There were some other clarification of the standing rule differences between Golf Hammock and Cormorant Point.

Next Meeting Monday September 13, 2021. Meeting will be held at the Golf Hammock Activities Center

Motion to adjourn made by Richard Smith. President Beatty Second. Motion passed 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