

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING DRAFT MINUTES MONDAY, February 8, 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, Bob Schroeder, John Waddell, Richard Smith, Donald Robinson, Marge Schindewolf

**Approval of Meeting Minutes**

Approval of January 30, 2021 special meeting minutes at the March 8, 2021 Regular Board Meeting.

**Officer Reports:**

**President: Nancy Beatty**

No Report

**Vice President: Robert Schroeder**

Assisted President with budget research and implementation of budget amendment approved in Jan meeting Assisted Treasurer in budget research/audit of previous paving and drainage expenditures Assisted Paving and Drainage Committee in determining plan of action to achieve 2021 goals.

**Secretary: Matt Nelson**

No Report

**Treasurer: John Waddell**

## **Committee Reports:**

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

Began repair and replacement of east/west entry signage Began survey of east entry landscaping to determine plan of action to restore the entry appearance to reflect the GH community standards for landscaping.

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

No Report

### **Complaints and Violations – Mike Maloy, Chair**

No Report

### **Roads and Drainage – Richard Smith, Chair**

The Drainage, Culverts, and Roads Committee met on January 18, 2021 and again on January 22, 2021 to discuss project priorities for 2021. We will be placing a focus on rectifying remaining major drainage problems this year. The three drainage projects that will be prioritized for completion are: 1. Cormorant Point Drive drainage from Waterwood to 3603 and 3602 Cormorant Point Drive. This project will also include Drainage repairs along the east side of Waterwood from Cormorant Point Drive to Golf Haven Terrace. 2. Drainage repair along both sides of Golf Haven Terrace from Waterwood to Summer Tree Circle. 3. Drainage repair on Lost Ball Drive both sides of the road from Bunker Drive to Dog Leg Drive. Homeowners will be noticed of the need to move any irrigation out of the HOA right of way which extends 25 feet from the center of the road. In addition, the 2021 budget will allow for the repaving of: 1. Golf Haven Terrace from Waterwood Drive to Sugar Pine Circle. 2. Sugar Pine Circle from Cormorant Point Drive to Golf Haven Terrace. 3. Cormorant Point Drive from Par Road to the Cul-De-Sac. Repairs will also be made to two depressions on Cormorant Point Drive.

### **Bylaws, Covenants, Restrictions - Albert Smith, Chair**

The Organizing Committee continues the process of reapplying for the revival of our covenants and restrictions. Mark Breed has assembled the packet that needs to be printed and mailed to all property owners. Mark Walczak prepared a cover letter and is working with Bogus Printing on cost for printing and mailing the packet.

Update: Provided by Mark Walczak

All of the files for our new Covenant Revival package are with Bogus Printing. Bogus indicates that it will probably be close to a three week production process before the packages get mailed out to our members.

I hope to meet soon with the GHOA Treasurer John Waddell to get an excel file of the member mailing list...name and mailing address for each parcel. This list would be the same as we use to mail out the annual assessment fee invoice, and will be used to mail out the Revival Packages.

I would also like to give Treasurer John an opportunity to suggest how best to get the return ballots to the attention of our Committee, as most will arrive via US mail in our mail box, or in the drop box in the Activity Center. John has access to both.

## **Committee to Investigate HOA Management Companies - Mark Walczak, Chair**

Report provided at previous meeting.

## **Architectural Review-Donald Robinson, Chair**

Here is the January summary: 10 Requests

2 sheds

1 roof

2 homes painted

2 fence replacements

1 new home

1 concrete pad

1 driveway widened

## **Data Base and Directories - Marge Schindewolf, Chair**

For the month of January we had two new residents. One for GH and one for CP: (GH) FORSYTHE, Karl & Deborah; (CP) DONLEY, Richard & Deborah. 2021-2022 directories are ready for distribution . Street captains have picked up their directories for their assigned areas and will be contacting those residents. Our goal is to have them all hand delivered by the end of February

## **Activity Center and Special Events - Linda Fisher, Chair**

Activity Center - Due to covid-19 the activities were discontinued. The residents continued the usage of the library, which was very appreciated.

## **Events - Linda Fisher, Chair**

Events: GH Annual Yard Sale: Saturday February 20, 2021, at Sebring Christain Church, reservations and details contact Karin Heath 863 382-9418 or Judy Trier 260 242-0618.

## **Welcoming – Joyce Rowe**

I spoke with 4 homeowners and handed out 4 packets. I left 3 flyers at addresses where no one was home.

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

Golf Hammock directories will be delivered to all homeowners between Feb.6 and Feb. 23rd by their street captains. Street captain volunteers will be wearing masks and will be COVID safe for delivery. Please call Cindy Bowser at 260-348 -9179 or Janet Phipps at 863-446-9847 if you have questions.

## Website Report for Month of January, 2021

- Published **(3) ShoutOuts** in January: Annual Meeting, Reorganization Meeting, and Special Meeting.
- Posted **Draft Meeting Minutes** for January 16, 2021 Annual Meeting and **Reorganization Meeting Minutes**.
- **Home Page Updates:** Posted upcoming events and updated announcements. Revised **Estoppel Requests**, and **Complaints and Violations** to reflect new Board Member information.
- Received **(8) emails** through the website and forwarded to the GHOA Secretary.
- Added **reCAPTCHA** to submission forms (Subscribe for Updates and Contact Us forms). **This added security** protects against spam and other types of automated abuse.
- Updated the **2021 GHOA Board Members** and **2021 Committee Chairs** in the Document Resource Center.
- Updated the **2021 CPHA Board Members** in the Document Resource Center.
- Received **21** New Subscribers to the website.

**Old Business:**

None

**New Business:**

Item 1: Accept Engagement Letter From Pella & Associates, P.A., CPAs

Motion made by John Waddell. Donald Robinson Second. Motion passed unanimously.

Item 2: Change Signatures on Checking Account to Treasurer John Waddell and President Nancy Beatty and Remove old signatures.

Motion made by John Waddell. Robert Schroeder Second. Motion passed unanimously.

Next Meeting Monday March 8, 2021

Motion to adjourn made by President Nancy Beatty. Donald Robinson 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](http://www.ghoaonline.com)**