

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD  
MEETING DRAFT MINUTES MONDAY, DECEMBER 12, 2022  
GOLF HAMMOCK ACTIVITY CENTER  
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty.

**Board Directors Present:**

John Waddell, Matt Nelson, Donald Robionson, Robert Schroeder, Norm Sochia, Nancy Beatty, Richard Smith

**Approval of Meeting Minutes**

Motion made by John Waddell to approve November Minutes. Robert Schroeder Second, Motion was approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

- Thanks to Judy Trier for the Christmas Decorations.
- Coordinated multiple shoutouts
- Met with the street captains for new homeowner/property procedures to gather correct information on new residents. All in an effort to educate, inform, and answer questions about the GHOA.

**Vice President: Robert Schroeder**

- Worked with various committees.
- Helped with Plowing of the Western Wetland
- Went through a debrief with the current chair of roads and drainage committee.
- Worked with the President and Treasurer on the budget.

**Secretary: Matt Nelson**

No Report

**Treasurer: John Waddell**

We still have roughly \$9,258.00 in 2022 outstanding assessments. 2023 Assessments will be going out to property owners between Christmas and New Years and will be due by the end of January 2023.

Golf Hammock Owners Association				
Treasurer Report				
November 2022				
<b>ASSESSMENT SUMMARY</b>				
Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06	
Amount Paid - January 2022 (including Undeposited Funds)		\$	176,581.25	
Amount Remaining - 01/31/2022		\$	124,624.81	
Amount Paid - February 2022 (including Undeposited Funds)		\$	44,150.00	
Amount Remaining - 02/28/2022		\$	80,474.81	
Amount Paid - March 2022 (including Undeposited Funds)		\$	39,104.00	
Amount Remaining - 03/31/2022		\$	41,370.81	
Amount Paid - April 2022 (including Corrections & Undeposited Funds)		\$	10,723.00	
Amount Remaining - 04/30/2022		\$	30,647.81	
Amount Paid - May 2022 (including Corrections & Undeposited Funds)		\$	6,893.08	
Amount Remaining - 05/31/2022		\$	23,754.73	
Amount Paid - June 2022 (including Corrections & Undeposited Funds)		\$	5,285.02	
Amount Remaining - 06/30/2022		\$	18,469.71	
Amount Paid - July 2022 (including Corrections & Undeposited Funds)		\$	1,641.94	
Amount Remaining - 07/31/2022		\$	16,827.77	
Amount Paid - August 2022 (including Corrections & Undeposited Funds)		\$	375.00	
Amount Remaining - 08/31/2022		\$	17,202.77	
Amount Paid - September 2022 (including Corrections & Undeposited Funds)		\$	4,125.35	
Amount Remaining - 09/30/2022		\$	13,077.42	
Amount Paid - October 2022 (including Corrections & Undeposited Funds)		\$	3,068.90	
Amount Remaining - 10/31/2022		\$	10,008.52	
Amount Paid - November 2022 (including Corrections & Undeposited Funds)		\$	750.00	
Amount Remaining - 11/30/2022		\$	9,258.52	
<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	<b>Excluding Admin Charges</b>	
(\$25.00)	2	\$ (50.00)		
(\$29.24)	1	\$ (29.24)		
(\$93.75)	1	\$ (93.75)		
(\$375.00)	1	\$ (375.00)		
\$375.00	13	\$ 4,875.00		
\$802.00	3	\$ 2,406.00		
\$802.10	1	\$ 802.10		
\$831.47	1	\$ 831.47		
\$891.94	1	\$ 891.94		
<b>Totals</b>	<b>19</b>	<b>\$ 9,258.52</b>	<b>3.07% of 01/01/2022</b>	<b>Balance Remains Unpaid</b>
		<b>Excluding Admin Chg &amp;</b>		
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>CHECKING ACCOUNT</b>				
11/1/2022	<b>Beginning Balance</b>		<b>\$ 305,535.31</b>	
11/1/2022	RUTHIE O'NEILL - BILL PYMT - TBOCDNHQ	31	(\$325.00)	Web Hosting
11/7/2022	ALAN CROCKER - BILL PYMT - XB5C9V6X	16E	(\$329.55)	Expense Reimbursement - Mulch
11/7/2022	DUKE ENERGY - BILL PYMT - XBTC1V6X	21	(\$33.16)	West Entrance
11/7/2022	HINES AG SERVICES INC. - BILL PYMT - OBRCMVGX	17F	(\$1,000.00)	Clean Up Charged Back to Owner
11/7/2022	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - PBGC8V6X	17D	(\$1,495.00)	Common Grounds - Mowing
11/7/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BQCCV6X	15B	(\$75.54)	Utilities - Activity Center
11/7/2022	AQUATIC WEED CONTROL, INC - BILL PYMT - OBQCNV6X	17	(\$1,101.00)	Common Grounds - Lakes & Canals
11/7/2022	DUKE ENERGY - BILL PYMT - HBMC2V6X	21	(\$33.01)	Fountain
11/7/2022	DUKE ENERGY - BILL PYMT - UBPCR6V6X	21	(\$719.62)	Lighting
11/9/2022	EXCAVATION POINT INC. - BILL PYMT - QB7C8VLM	17F	(\$505.00)	Common Grounds
11/9/2022	PELLA & ASSOCIATES P.A. - BILL PYMT - WBOC3VDR	25	(\$900.00)	Accounting - Monthly
11/13/2022	CAREY PRICE - CHECK# 9635	23D	(\$50.00)	Fall Festival
11/23/2022	ALAN CROCKER - BILL PYMT - UBCCFOCA	17C	(\$185.08)	Expense Reimbursement - Common Grounds
11/23/2022	EXCAVATION POINT INC. - BILL PYMT - QBFCOCCA	29B	(\$3,475.00)	Roadway Work
11/23/2022	LERMA'S LANDSCAPING - BILL PYMT - YBZCPO9A	17B	(\$650.00)	Common Grounds - Monthly - Nov
11/23/2022	BOB SCHROEDER - BILL PYMT - 4B8CQO9A	17 & 23A	(\$28.63)	Expense Reimbursement - Signs & Posts
11/23/2022	EXCAVATION POINT INC. - BILL PYMT - WBOC1OCA	29B	(\$1,200.00)	Roadway Work
11/23/2022	JOHN C. WADDELL - BILL PYMT - WB5CAOCA	23C	(\$30.00)	Expense Reimbursement - Copy Paper
11/28/2022	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - LBQCUV5H	15A	(\$700.00)	Activity Center - Rent
11/30/2022	REVELL SPREADER SERVICE TREE INC - BILL PYMT - EBWCXOER	29A	(\$1,100.00)	Drainage Work
11/30/2022	REVELL SPREADER SERVICE TREE INC - BILL PYMT - 6BZCVOER	29A	(\$1,200.00)	Drainage Work
11/30/2022	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - 3B5CUOER	17	(\$1,283.00)	Repair - Aeration System
11/30/2022	Deposit		\$210.00	
11/30/2022	Deposit		\$1,125.00	
11/30/2022	Deposit		\$1,346.25	
11/30/2022	<b>Ending Balance</b>		<b>\$ 291,797.97</b>	
		Total Deposits	\$2,681.25	
		Total Payments	(\$16,418.59)	
		Net Change	(\$13,737.34)	
<b>SAVINGS ACCOUNT</b>				
11/1/2022	<b>Beginning Balance</b>		<b>\$ 138,776.36</b>	
11/30/2022	Credit Dividends		\$ 1.14	
11/30/2022	<b>Ending Balance</b>		<b>\$ 138,777.50</b>	

## **Committee Reports:**

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

No Report

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

Lake Judy aerator's were repaired. All regular maintenance was completed.

### **Complaints and Violations – Robert Schroeder, Chair**

- 0 written
- 0 closed
- 5 outstanding

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

The Roads and Drainage Committee met on November 19 and December 8. The committee prepared a budget proposal for 2023 and discussed transition issues to the new committee chairmanship for the Roads and Drainage Committee.

Since my term expires in January, I would like to thank the board and community for the opportunity to serve in the capacity of Board Member, Secretary, and Roads and Drainage Chair.

A big THANK YOU also goes out to Bob Schroeder and Nancy Beatty for their service and support on the Roads and Drainage Committee.

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

1 garden shed @2024 Dog leg Dr.

1 pool @ 4501 Pitching wedge way & A screen enclosure.

1 black chain link fence @ 2019 Par Rd.

1 6ft vinyl fence @ 2774 Duffer Rd

1 vinyl fence @ 1600 Mulligan Rd.

1Solar System @ 4120 Eagle Ct.

2 roofs 1 @ 4109 par Ct. And 1 @ 2618 Par Rd.

1 home painting @ 3207 Par Rd.

1 decorative wrought iron . @ Par Rd.

10 Approvals

### **Data Base and Directories - Open, Chair**

No Report.

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

No Report

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

No Report

### **Welcoming – Joyce Rowe**

No Visits. Did handout a few fliers.

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

Website – Ruthie

Website Monthly Report for November, 2022

Emails/New Subscriptions received:

New Subscribers: 8

Contacted Us: 2

ShoutOuts 3:

- November 14, 2022 General Meeting Agenda
- Music Festival Reminder
- Christmas Golf Cart Parade

Website Postings:

- Regular monthly updates to website, calendar, and announcements
- Updated GHOA Board Members listing
- September 2022 GHOA Final Meeting Minutes
- October 2022 GHOA Draft Meeting Minutes

### **Old Business:**

- None

### **New Business:**

- Donald Robinson brought up putting up new signs that direct service vehicles to the west entrance. If we were to do that the board would have to get approved signs for the Hammock Drive roadway.
- Speeding
  - Provided Sheriff's department maps of the community with information on locations and times most speeding occurs.
  - Cost of Patrol is \$45 dollars per hour with a 3 hour minimum.
  - Requested that the Sheriff's department does not pass out any warnings, just tickets.
  - Received permission from some homeowners for use of their driveways for monitoring Speeding.
  - Doing a trial period over the first three months of the year.
- John Waddell made a motion to approve the proposed 2023 budget. Robert Schroeder Second. Motion approved unanimously.
- GHOA will confirm with Sebring Church for the date of the Annual meeting, tentatively Saturday January 21st 2pm.

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

John McCangus

Topic: Asked if some speeding ticket revenue would be returned to the board. Also asked about the rules in the By-laws about if property owners whose names on not their deed, i.e. in a trust situation, can they be a GHOA Board member?

GHOA will present the question to the GHOA legal council.

Judy Trier

Topic: How many residents are getting shoutouts. Is concerned that not everyone is getting information, because they are not seeing all the information. She would like to see some kind of newsletter distributed.

GHOA will confirm how many.

**\*\*update\*\*** there are 471 Subscribers

Next Meeting will be the annual meeting in January.

Community Yard Sale at the Sebring Christian Church February 18th, 2023.

Donald Robinson made a Motion to adjourn. Robert Schroeder 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](http://www.ghoaonline.com)**