

GOLF HAMMOCK OWNERS ASSOCIATION, INC.
Board Meeting, September 14, 2026, at 7:00 PM
Golf Hammock Activity Center

BOARD MEETING MINUTES

1. **Call to Order and Welcome** – meeting was called to order at 7:00 P.M.
2. **Attendance of Board** – John Waddell present, Brian Simmions present, Norm Sochia present by phone, Nancy Beatty present, Antonia D’Elia present, John Rovero present.
3. **Approval of Minutes –May 11, 2026, Meeting** – Motion to approve the minutes made by Brian Simmons, seconded by John Rovero. Motion carried.
4. **Committee & Officer Reports:**
 - a. **Activity Center & Special Events – Rachelle Lovett/John Waddell.**
John Waddell commented that Rachelle Lovett continues to be pleased with the use of the activity center.
 - b. **Architectural Committee – Brian Simmons.**
Brian Simmons reported that he had 15 requests and 15 approvals.
 - c. **Common Grounds – Nancy Beatty.**
Nancy Beatty reported that she continues to pull weeds to help maintain the appearance of the common grounds. She also recognized Sunny South for providing additional services to the community, including spraying the bushes and treating ants, at no extra charge. Nancy advised that some trees in the community are being affected by a mistletoe parasite and encouraged residents to be aware of the issue. Anyone seeking additional information may contact Nancy Beatty.
 - d. **Database / Directories – Antonia D’Elia – No report.**
 - e. **Lakes & Ponds – Norm Sochia**
Norm reported that everything looks good.
 - f. **Roads and Drainage – John Rovero.**
Mr. Rovero reported that the new drainage system has not experienced any issues. He also repaired a road sign that had been knocked down during a storm. In response to safety concerns raised by several motorcyclists, he plans to repaint the community’s speed bumps to improve their visibility. He is also in the process of installing one-way signs around the circle to help ensure traffic flows in the correct direction.
 - g. **Violations – John Waddell. Dumping Yard Waste, Parking in Grass Areas.**

Violation Committee Openings

John Waddell reported that he was out of state during the summer due to an unexpected death in his family and is now addressing several outstanding violations. He expressed concern about residents parking vehicles on the grass, which is not permitted. He also reported that one homeowner had been using a driveway as a dumping area for trash and stated that he is addressing the matter with the homeowner. John invited residents to join the Violation Committee and welcomed anyone willing to assist.

h. Welcoming – Mary Lou Woodard – No report.

i. Secretary – Antonia D’Elia – No report.

j. Treasurer – Brian Simmons

Brian Simmons gave his financial reports for June, July and August.

June report – checking account balance was \$435,080.54 and ending balance was \$413,359.47. Saving account balance: \$138,827.24. Outstanding account receivables is \$32,783.00.

July report – checking account balance was \$413,359.47 and ending balance was \$408,420.71. Saving account balance: \$138,828.42. Outstanding account receivables is \$31,115.39.

August report – checking account balance was \$408,420.71 and ending balance was \$397,075.92. Saving account balance: 138,829.60. Outstanding receivables is \$32,783.68.

k. Vice President – John Rovero

John Rovero reported that he has been working with John Waddell to address violations and stated that additional assistance from community for the Violation Committee would be helpful.

l. President – John Waddell

John Waddell reported that if someone reports a violation the homeowner will not know who turned them in and the form to report violations can be found on our website.

5. Old Business

a. Compliance – FL State Bill – Progressing – Should have adjustments to Website Completed in the next month.

John Waddell commented that there was some delays on this item due to him being out of the state for a death. He commented that progress has been made and should be compliant in another month.

b. Open Positions on the Board – Total of 3 Positions – 1 with term thru 2026 & 2 with terms thru 2027 – The 2026 position will be filled first.

John Waddell commented that we are still running 3 positions short on the board and if anyone is interested, please let him know.

6. New Business

a. Discuss Request by CPHOA for sculpture to be placed on the Cormorant Point Pond Common Ground area.

Anthony Miller presented request to the Board.

Brian Simmons made a motion to add a bird-in-flight sculpture to the common grounds at Cormorant Point. John Rovero noted that the standard architectural request form would be required and seconded the motion. The motion carried.

Mr. Miller thanked the board.

7. Homeowner Questions / Comments – see Sign in Sheet

8. Next Monthly Meeting is October 12, 2026.

9. Motion for Adjournment

Motion by Brian Simmons and seconded by John Rovero. Motion carried.

Golf Hammock Owners Association, Inc
Balance Sheet - Tax Basis - No Disclosures
As of August 31, 2026

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	397,075 92
Savings	138,829 60
Total Checking/Savings	<u>535,905 52</u>
Accounts Receivable	
Accounts Receivable	<u>39,929 80</u>
Total Accounts Receivable	39,929 80
Other Current Assets	
PrePaid Insurance	<u>14,015 71</u>
Total Other Current Assets	<u>14,015 71</u>
Total Current Assets	<u>589,851 03</u>
TOTAL ASSETS	<u><u>589,851 03</u></u>
LIABILITIES & EQUITY	
Equity	
Net Equity	461,994 23
Net Income	<u>127,856 80</u>
Total Equity	<u>589,851 03</u>
TOTAL LIABILITIES & EQUITY	<u><u>589,851 03</u></u>

Golf Hammock Owners Association, Inc
Statement of Operations - Tax Basis - No Disclosures
For the One and Eight Months Ended August 31, 2026

	Aug 26	Jan - Aug 26
Income		
Assessments	0 00	289,500 00
Estoppel Fee	225 00	2,850 00
Fees	0 00	3,475 00
Garage Sale Income	0 00	280 00
Interest Income	1 18	9 24
Assessment Write-off	0 00	(25 20)
Total Income	226 18	296,089 04
Gross Profit	226 18	296,089 04
Expense		
Annual Meeting	0 00	21 50
Clubhouse Rental	700 00	5,600 00
Common Grounds	8,514 91	46,531 38
Garage Sale Expense	0 00	139 80
Insurance	0 00	7,296 66
Lighting	843 02	6,939 39
Office Expense	186 86	1,226 44
Professional Fees	1,175 00	9,952 82
Special Projects	0 00	87,515 00
Taxes	0 00	61 25
Web Site Maintenance	325 00	2,948 00
Total Expense	11,744 79	168,232 24
Net Income	(11,518 61)	127,856 80

Golf Hammock Owners Association				
Treasurer Report				
June 2026				
Date	Description	Budget Line#	Amount	Memo
6/1/2026	CHECKING ACCOUNT			
	Beginning Balance		\$ 430,580.54	
6/1/2026	RUTHIE O'NEILL - BILL PYMT - NBN1WK8P	31	(\$325.00)	Web hosting
6/2/2026	Deposit		\$700.00	
6/3/2026	Sunny South Exterminators	17E	(\$180.00)	Exterminator
6/3/2026	Heartland Real Estate	15A	(\$700.00)	Activity Rent
6/9/2026	Pella and Associates	25	(\$950.00)	Accounting services
6/11/2026	Revell Tree Service	27	(\$350.00)	Tree Removal
6/11/2026	Extra Space Storage	23F	(\$186.86)	Records storage
6/16/2026	Gloria Allegri Home owner refund for over payment CK# 9663		(\$375.00)	
6/22/2026	Auto Owners Premium	20	(\$15,289.87)	Commercial Umbrella Insurance policy
6/25/2026	Deposit		\$525.00	
6/25/2026	Nancy Beaty	16E	(\$89.34)	Land scape front entrance
6/30/2026	Ending Balance		\$ 413,359.47	
	Total Deposits		\$1,225.00	
	Total Payments		\$18,446.07	
	Net Change		\$19,671.07	
	SAVINGS ACCOUNT			
6/1/2026	Beginning Balance		\$ 138,826.10	
6/30/2026	Credit Dividends		\$ 1.14	
6/30/2026	Ending Balance		\$ 138,827.24	
Total Accounts Receivable as of the end of June 2026 was \$32,783.68 21 Lot Owners owe the GHOA money, resulting in over 3.0% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025				
AFTER PAYMENTS RECEIVED THRU 06/30/2026				
Amount Owed	Address	Lot#		
\$ 1,295.29	2501 Par Lane	00031		
\$ 1,295.29	2511 Par Lane	00032		
\$ 830.62	3402 Par Rd	00041		
\$ 5,802.00	2300 Fairway Circle	00053	Lien	
\$ 1,295.29	2814 Par Rd	00082		
\$ 1,324.25	3109 Par Rd	00094		
\$ 3,030.94	3003 Divot Rd	00122		
\$ 837.35	3601 Divot Rd	00181		
\$ 830.94	2762 Duffer Rd	00228		
\$ 858.03	1800 Chip-It Way	00282		
\$ 1,288.88	4109 W. Mulligan Ct	00299		
\$ 3,446.88	4309 Duffer Loop	00304	Lien	
\$ 4,000.67	4609 SandWedge Way	00323	Lien	
\$ 830.67	4604 Duffer Loop	00363		
\$ 830.94	4624 Duffer Loop	00367		
\$ 830.94	1905 Dog Leg Dr	00371		
\$ 830.94	2408 Lost Ball Dr	00424		
\$ 830.94	2537 Dog Leg Dr	00483		
\$ 830.94	2921 Summertree Dr	CP049A		
\$ 830.94	2408 Golf Hammock Dr	GPV02A		
\$ 830.94	2401 Golf Hammock Drive	00001-1		
\$ 32,783.68	Report Total			

Golf Hammock Owners Association				
Treasurer Report				
July 2026				
Budget				
Date	Description	Line#	Amount	Memo
CHECKING ACCOUNT				
7/1/2026	Beginning Balance		\$ 413,359.47	
7/1/2026	RUTHIE O'NEILL - BILL PYMT - NB	31	(\$325.00)	Web hosting
7/8/2026	Lawn Masters	17D	(\$2,420.00)	Common Grounds
7/8/2026	Judy Tier	17F	(\$179.67)	4th July Decorations
7/8/2026	Sunny South Exterminators	17E	(\$180.00)	Exterminator
7/8/2026	Heartland Real Estate	15A	(\$700.00)	Activity Rent
7/8/2026	Lemars Landscaping	17B	(\$800.00)	Common Grounds
7/8/2026	Nash Legal	24	(\$725.00)	Legal
7/9/2026	Deposit		\$500.00	
7/9/2026	Duke Energy	21	(\$33.39)	Entrance
7/9/2026	Duke Energy	21	(\$751.86)	DR Entrance
7/9/2026	Duke Energy	21	(\$42.72)	Fountain
7/9/2026	Pella and Associates	25	(\$950.00)	Accounting services
7/14/2026	Extra Space Storage	23F	(\$186.86)	Records storage
7/21/2026	Deposit		\$1,855.74	
7/31/2026	Ending Balance		\$ 408,420.71	
7/31/2026		Total Deposits	\$2,355.74	
		Total Payments	\$7,294.50	
		Net Change	\$9,650.24	
SAVINGS ACCOUNT				
7/1/2026	Beginning Balance		\$ 138,827.24	
7/31/2026	Credit Dividends		\$ 1.18	
7/31/2026	Ending Balance		\$ 138,828.42	
Total Accounts Receivable as of the end of July 2026 was \$31,115.39 19 Lot Owners owe the GHOA money, resulting in over 3.0% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
OF TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025				
AFTER PAYMENTS RECEIVED THRU 07/31/2026				
Amount Owed	Address	Lot#		
\$ 1,295.29	2501 Par Lane	00031		
\$ 1,295.29	2511 Par Lane	00032		
\$ 830.62	3402 Par Rd	00041		
\$ 5,802.00	2300 Fairway Circle	00053	Lien	
\$ 1,295.29	2814 Par Rd	00082		
\$ 1,324.25	3109 Par Rd	00094		
\$ 3,030.94	3003 Divot Rd	00122		
\$ 830.94	2762 Duffer Rd	00228		
\$ 858.03	1800 Chip-It Way	00282		
\$ 1,288.88	4109 W. Mulligan Ct	00299		
\$ 3,446.88	4309 Duffer Loop	00304	Lien	
\$ 4,000.67	4609 SandWedge Way	00323	Lien	
\$ 830.67	4604 Duffer Loop	00363		
\$ 830.94	1905 Dog Leg Dr	00371		
\$ 830.94	2408 Lost Ball Dr	00424		
\$ 830.94	2537 Dog Leg Dr	00483		
\$ 830.94	2921 Summertree Dr	CP049A		
\$ 830.94	2408 Golf Hammock Dr	GPV02A		
\$ 830.94	2401 Golf Hammock Drive	00001-1		
\$ 31,115.39	Report Total			

Golf Hammock Owners Association				
Treasurer Report				
August 2026				
Budget				
Date	Description	Line#	Amount	Memo
8/1/2026	CHECKING ACCOUNT			
8/1/2026	Beginning Balance		\$ 408,420.71	
8/3/2026	RUTHIE O'NEILL - BILL PYMT - NBI	31	(\$325.00)	Web hosting
8/3/2026	Lemars Landscaping	17B	(\$800.00)	Common Grounds
8/3/2026	Duke Energy	21	(\$763.57)	DR Entrance
8/3/2026	Duke Energy	21	(\$33.39)	Entrance
8/3/2026	Nancy Beaty	16B	(\$66.91)	Common Grounds
8/3/2026	Mow & Behold LLC	16C	(\$325.00)	Common Grounds
8/3/2026	Heartland Real Estate	15A	(\$700.00)	Activity Rent
8/3/2026	Duke Energy	21	(\$46.06)	Fountain
8/3/2026	LawnMasters	17D	(\$3,055.00)	Common Grounds
8/4/2026	Check 9666 Carl Adenaver	N/A	(\$225.00)	over payment #CP022B
8/3/2026	Nash Legal	24	(\$225.00)	Legal
8/10/2026	Pella & Associates	25	(\$950.00)	Accounting
8/10/2026	Extra Space Storage	23F	(\$186.86)	Records storage
8/10/2026	Check 9664 Clifford R Rhodes	N/A	(\$400.00)	Over payment closing/estoppel #00361
8/20/2026	Deposit		\$75.00	
8/21/2026	Aquatic weed Control	17	(\$2,312.00)	Lakes & Ponds June & July
8/20/2026	Aquatic weed Control	17	(\$1,156.00)	Lakes & Ponds August
8/25/2026	Deposit		\$950.00	
8/26/2026	Lermas Landscaping	17B	(\$800.00)	Common Grounds
8/31/2026	Ending Balance		\$ 397,075.92	
8/31/2026		Total Deposits	\$1,025.00	
		Total Payments	\$7,294.50	
		Net Change	\$8,319.50	
SAVINGS ACCOUNT				
8/1/2026	Beginning Balance		\$ 138,828.42	
8/31/2026	Credit Dividends		\$ 1.18	
8/31/2026	Ending Balance		\$ 138,829.60	
Total Accounts Receivable as of the end of August 2026 was \$32,783.68 19 Lot Owners owe the GHOA money, resulting in over 3.0% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
OF TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025				
AFTER PAYMENTS RECEIVED THRU 08/31/2026				
Amount Owed	Address	Lot#		
\$ 1,295.29	2501 Par Lane	00031	✓	
\$ 1,295.29	2511 Par Lane	00032	✓	
\$ 830.62	3402 Par Rd	00041	✓	
\$ 5,802.00	2300 Fairway Circle	00053	✓	Lien
\$ 1,295.29	2814 Par Rd	00082	✓	
\$ 1,324.25	3109 Par Rd	00094	✓	
\$ 3,030.94	3003 Divot Rd	00122	✓	
\$ 830.94	2762 Duffer Rd	00228	✓	
\$ 858.03	1800 Chip-It Way	00282	✓	
\$ 1,288.88	4109 W. Mulligan Ct	00299	✓	
\$ 3,446.88	4309 Duffer Loop	00304	✓	Lien
\$ 4,000.67	4609 SandWedge Way	00323	✓	Lien
\$ 830.67	4604 Duffer Loop	00363	✓	
\$ 830.94	1905 Dog Leg Dr	00371	✓	
\$ 830.94	2408 Lost Ball Dr	00424	✓	
\$ 830.94	2537 Dog Leg Dr	00483	✓	
\$ 830.94	2921 Summertree Dr	CP049A	✓	
\$ 830.94	2408 Golf Hammock Dr	GPV02A	✓	
\$ 830.94	2401 Golf Hammock Drive	00001-1	✓	
\$ 31,115.39	Report Total			