

Golf Hammock Owners' Association
Meeting Minutes
May 7, 2014

Members present: Judy Trier, Hardric McMillon, John McAngus, Shirley Kuznarik, Millie Grime, Connie Wilhite, Sandy Todd.

Absent: Tom Senior, Barb Akus.

Meeting called to order at 7:00 pm by President, Sandy Todd.

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- The minutes were approved.

Entrance and Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com

- Bids were requested for systematic insecticide and fungicide spray to be applied four times per year and granular fertilizer two times per year on the new azalea and viburnum plants at the West Entrance. Three bids were received. Judy Trier moved that the Board accept Clark Pest Control's bid of \$1,000, seconded by Hardric McMillon. Passed unanimously. The applications will occur in January, April, July, and October.
- All undeveloped lot owners received a letter dated April 20, 2014. The letter served as a reminder of the new Standing Rule passed last September. It states "*Undeveloped lots should be mowed as follows: once in the spring, twice in the summer, and once in fall (four times a year).*" It was suggested that the spring mowing should be completed by May 31st, summer mowing between May 31st and September 30th, and fall mowing by November 15, 2014.
- Bidding procedures were discussed. To date the Board has no formal procedure for deciding on who gets a bid for work to be done in GH. Shirley Kuznarik discussed getting a procedure in place and will work on this over the summer.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

- The total income for April was \$569 which included annual assessments of \$500, late fees of \$60, and interest of \$9. Total expenditures were \$6,103 which covered common grounds maintenance of \$3,092, electricity of \$728, clubhouse rent and our share of utilities of \$467, website maintenance (2 months) of \$400, speeding survey cost of \$763, front entrance work of \$440 and administrative costs of \$213.

- The total cash (including savings) at the beginning of April was \$236,637 and decreased to \$231,101 at the end of April since expenses exceeded income by \$5, 536.
- Lastly, we are down to 9 homeowners who have not paid their 2014 annual assessment with 6 of the 9 also owing us money for prior years. Two of the remaining 3 are reverse mortgaged properties where the bank is in the process of taking possession of the property. We will now be turning this list over to our lawyer so that he can prepare demand letters to be sent to each member of this group. As mentioned last month, these demand letters reflect an additional \$259 to be paid in addition to the assessment and late payment fees. If payment is not made within 45 days of the date of the demand letter, then our lawyer files for placement of a lien on the property unless we already have a lien on such property.

Common Grounds, John McAngus, 440-935-4708, JohnMcAngus@yahoo.com

- I received a call about pipes leaking behind The Spa building at the main entrance. Sharon, from Kim Reed's office called me. I called Sandy Todd to discuss this issue with her. Kim Reed's office number is 863-382-6757.
- I received a call from Joe Rey at 4208 Duffer Loop. He called me to tell me about the new fence being cut by trespassers. He informed me that he made a temporary repair. I also asked him to call the Sheriff's Department to have them come out and do a police report. I personally went to Joe's house at 4:30 P.M. to look at the fence and get the Sheriff's report.
- I went to Pedro Montanez's home at 3508 Duffer Road to look at his fence and it is knocked down and overgrown with weeds and trees. He asked me if he could have Brooker Fence install the same fence that was installed at Matt Hall's house. He said he would have the fence line cleaned up at his cost and all the GHOA Board would pay is \$800.00 toward the new fence as we did for Matt Hall.
- I obtained two estimates from Weldy Electric, Inc. for two ways to do the islands. The estimates will be discussed at the May 7th meeting.
- On 4-11-14, Weldy Electric repaired the entry lighting and added six new lights and four new plug outlets on the back wall.
- On 4-14-14, Brooker Fence installed new fence at 3608 Duffer Road, Matt Hall's house. I looked at the job. It looks great. I gave the bill to Sandy Todd for payment of \$800.00 to Brooker Fence.

- Hardric McMillon moved that Mike Palmer Electric provide replacement lighting in the island that is up to code for a cost of \$2,144.06. Judy Trier seconded. Passed unanimously.

Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com

Approved:

- One 10' x 14' Garden House (shed).
- One home paint colors.

Lakes, Barb Akus, 314-0255, akusba@centurylink.net

- All lakes are looking good. The large amount of rain we've gotten has really brought the water level up. Hopefully, the night showers will continue.

Clubhouse, Barb Akus, 314-0255, akusba@centurylink.net

- I was very disappointed in the poor showing for the last game night. Residents say they want activities in the community and when we try, the response is dismal. It's always the same people who are active in other things, Mah Jongg and Bridge that show up. This was supposed to be an evening when we could get to meet new neighbors and make new friends. I guess most people in this community really don't care about that. But amazingly they are the same people that complain there is nothing to do in GH!

Any questions and suggestions please call me at 314-0255 or e-mail me at akusbarb@gmail.com.

Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com

Ten violation letters were written during the month of April:

1. 1 fence repair follow up.
 2. 4 Non approved signs in yards.
 3. 4 Concerning yards needing work, sod and shrub trimming, or tree removal.
 4. 1 Car dolly in driveway.
- We also had a church soliciting in here. I did stop them and explain our restrictions. They did leave but mentioned they had permission to be in here because they are not selling anything.
 - A letter was sent to a local realtor and the Highlands Board of Realtors explaining our new standing code concerning garage sales and estate sales.

- The Grossmans who live at 3510 Duffer Road have landscaped their property with Florida Friendly plants. It's a beautiful design. Drive by and take a look. Great job!

When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me the quicker I can get to the offenders. Thank you all for your cooperation. Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

Secretary, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- All the old newsletters starting in 1989 have been placed in three ring binders to keep them in good shape. The notebooks can be viewed at the clubhouse whenever it is open.
- A piece of property and a car that were listed on GHOA Bay have been sold.

PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO, PROVIDE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.

CHECK OUT OUR GHOA BAY ON OUR WEBSITE. LOTS OF NEW ITEMS.

Data Base/Directory, Connie Wilhite, 863-658-1854, wilhite1530@comcast.net

The Golf Hammock Street Captains are really an asset in identifying new owners and supporting our Welcoming Committee, Trish Broksch and Ellyn Scholl-Losse who are also Street Captains.

Our Street Captains have advised of new residents who will be in the May newsletter. Cormorant Point contact, Lillian Kachelries, is also providing updated information on new owners. All of this information is being used to provide as accurate a directory database as possible.

Roads, Hardric McMillon, 382-9579, hrrcmillon@embarqmail.com

Tasks completed:

- Replaced stop sign on Par Court
- Patched hole in road in Cormorant Point

Remember:

1. Duke Energy will install a street light in front of your for a monthly fee.
2. Report street light outages to Duke Energy by calling 1-800-228-8485.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch, 471-3737, tbroksch@embarqmail.com

- There were three visitations this month.

Old Business:

- There was a discussion about Halloween. Board members, Shirley Kuznarik, John McAngus, and Judy Trier have volunteered to hold meetings over the summer to come up with ways to make Halloween activities in GH safer. Millie Anderson, Mary Seigfreid, and Joyce Rowe also volunteered to be on the committee. It was suggested that the committee work closely with the Sheriff's Department to come up with lawful ways to deal with the large number of people who come to GH for Halloween. Also, policemen have to be procured well in advance of the date that they will be needed. One resident said that we were opening ourselves up to a lawsuit if we discriminate against certain groups of people and don't allow them to enter GH. Another question asked was, what do we mean by private roads? There are many different answers to this question. People felt that our main concern was to provide for an orderly procession on Halloween, not necessarily, keeping people out. Everyone felt that whatever the Board decides, it must be publicized in the paper well in advance. The officers' responsibility must be clearly spelled out.
- Judy Trier read the new Standing Rule about garage and estate sales. Garage sales, estate sales are prohibited. Millie Grime made a motion that the Board accept the new Standing Rule about garage and estate sales. Shirley Kuznarik seconded. Passed unanimously.
- President Todd reminded the audience that the survey was not a vote but was rather an opinion gathering technique.
- Connie Wilhite presented the procedure for the surveys that were returned concerning speeding in GH. "I as a Board member, along with Millie Anderson and Rose Cookman volunteered to tabulate the speeding survey opinion sheets.

Here is a summary of those meetings:

- 248 surveys had been received as of April 9, 2014, 10 A.M.
- Millie read off the survey form opinions and Connie entered them onto the spreadsheet. Rose reviewed the additional comments made on the survey and documented these. These were then compiled/summarized and typed up as Additional Comments.

Note: Not all questions were answered, some items were left blank. The number in the right hand corner was not associated with any homeowner. They were random numbers.

Speeding Survey Tabulation Meeting April 23, 2014 2 P.M.

Millie Anderson, Rose Cookman, Connie Wilhite

- An additional 122 surveys were received after April 9 and Connie herself entered these as they came in.
- These surveys will be available for review by homeowners. We have now completed our task of reporting the information from all the questionnaires we received.
- Hardric McMillon then gave a summary of the data that had been received. 725 surveys were sent out. 370 were returned. Although some people have more than one property in GH, only one survey was sent to people with multiple properties. This was a survey not a ballot.
- After tabulating the results of the survey, the Board did not receive a mandate as to the speeding situation and doesn't feel that it should spend money on more data collection. The Board is pleased at the excellent return rate. We are assuming that the issue is dead at this point. If there is a cluster of homes with a specific traffic problem, the residents should petition the Board who will then entertain working on the problem. Many thanks to all who helped.

New Business:

- There was no new business.

Neighbors attending:

Joyce Rowe, Rick Johnson, Jim and Rose Cookman, Kelly Johnson, Valerie Brown, Mikie Anderson, Ken and

Linda Bird, Marge Schindewolf, Robert Turner, Victor Divietro, Mary Seigfreid, William Gregory, Ellyn Scholl-Losse, Trish Broksch.

Neighbors' Comments:

- One resident thanked the Board for facing the speeding problem head on. She said that speeders are not the problem, pedestrians are the problem. She wanted the Board to impose a fine on people observed speeding. She felt that the Board should be going after speeders who are causing the problem not the people who are not speeding. She also stated that all pedestrians and bikers should be wearing reflective clothing.
- Another neighbor thanked the Board for seeing the problem through. She asked the age that children can drive a golf cart (signs at both entrances stated that a child must be fourteen to drive a cart during the day and eighteen to drive a golf cart at night). She also

stated that some adults are allowing children to drive golf carts while the adult sits beside them.

- Another person thanked the Board for putting speed tables on Mulligan. Before the speed tables, she said that Mulligan was a raceway and now most people are going the speed limit. She felt that speed tables have been highly effective in reducing speeding on her street. She also stated that fining people for speeding could be very dangerous since even honking your horn at a speeder could get you killed by an irate speeder.
- A person concerned about the drainage problem in GH has reported that GH could be flooded since there is only a four inch pipe from Mills Pond to the outlet on Hammock Road. In case of severe rain, there is no place for the water to drain properly and this could cause a real emergency. He felt that there should be a study done and then proper drainage procedures instituted. He has an inside in SWIFTMUD and would be glad to work with John McAngus on this problem. John agreed to meet with this person and see what could be done.
- One of the younger members of GH spoke about the speeding problem stating that she could neither walk nor ride her bike to her grandparents because of the cars that speed on the roads.

Meeting adjourned at 8:30 pm.

Millie Grime, Secretary

Workshop, Tuesday, June 3, 4:00, Clubhouse (may be canceled)

General Meeting, Wednesday, June 4, 7:00 P.M. Clubhouse (may be canceled)

Workshop: Tuesday, May 6 at 4 pm — Clubhouse

General Meeting: Wednesday, May 7 at 7 pm — Clubhouse