

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD DRAFT  
MEETING MINUTES MONDAY, OCTOBER 12, 2020 – Via Zoom  
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

**Board Directors Present:**

Albert Smith, Nancy Beatty, Jim Grace, Matt Nelson, Marge Schindewolf, Malcolm Warren, Richard Smith

**Approval of Board Meeting Minutes – March 9, 2020 Regular Monthly Meeting**

Nancy Beatty made a motion to accept minutes from March regular monthly meeting minutes. Malcolm Warren Second. Motion passed unanimously.

**Officer Reports:**

**President: Albert Smith**

With the COVID-19 outbreak, it has been a challenging year. The April, May, and September regularly scheduled GHOA Board meetings were canceled. Be assured that routine maintenance has been kept up with and the proposed 2020 street paving has been completed. The Board will continue to proceed with 2020 drainage projects as time and weather permit.

**Vice President: Nancy Beatty**

No Report

**Secretary: Matt Nelson**

No Report

Treasurer: Jim Grace

## Treasurer Report

80% of members have paid assessments

### Golf Hammock Owners Association March 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
<b>3/1/2020</b>	<b>Beginning Balance</b>		<b>233,511.60</b>	
3/2/2020	RUTHIE O'NEILL - BILL PYMT - LB4CT4TW	35	(\$325.00)	Web Hosting
3/4/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6BMCWFME	19	(\$505.00)	Common Grounds - Mowing
3/4/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - DBUCLFME	17	(\$1,101.00)	Lakes & Ponds
3/4/2020	REVELL SPREADER SERVICE TREE INC - BILL PYMT - KBGCMFME	16	(\$850.00)	Tree Trimming
3/4/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - FBKCFME	23	(\$47.83)	Fountain
3/4/2020	DUKE ENERGY FLORIDA - BILL PYMT - PBTCJFME	23	(\$663.81)	Lighting
3/4/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - XB2CKFME	23	(\$25.70)	West Entrance
3/4/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - SBOC8FME	15	(\$23.33)	Activity Center - Utilities
3/6/2020	Check 9624 (Florida Dept. of State)	34	(\$61.25)	2020 Annual Report
3/9/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - JBCCH4JO	29	(\$850.00)	Accounting Monthly
3/11/2020	CDF SALES AND ASSOCIATES - BILL PYMT - OB6CVFWG	17	(\$833.13)	Repair Grate (Retention Pond)
3/11/2020	RUTHIE O'NEILL - BILL PYMT - VBDCZFWG	35	(\$168.00)	Vix - Annual Services
3/11/2020	Deposit		\$2,725.00	
3/11/2020	Deposit		\$6,750.00	
3/11/2020	Deposit		\$6,750.00	
3/13/2020	LERMA'S LANDSCAPING - BILL PYMT - 5BKCTFK6	18	(\$600.00)	Common Grounds - Landscaping
3/21/2020	Night Drop Deposit 03/21/20		\$6,375.00	
3/21/2020	Night Drop Deposit 03/21/20		\$6,375.00	
3/21/2020	Night Drop Deposit 03/21/20		\$825.00	
3/21/2020	Night Drop Deposit 03/21/20		\$4,575.00	
3/21/2020	Night Drop Deposit 03/21/20		\$6,750.00	
3/21/2020	Night Drop Deposit 03/21/20		\$6,750.00	
3/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - XBQC1FR1	15	(\$700.00)	Activity Center - Rent
3/25/2020	Deposit		\$750.00	
3/30/2020	Deposit		\$1,875.00	
3/30/2020	Deposit		\$2,050.00	
3/30/2020	Deposit		\$6,750.00	
3/30/2020	Deposit		\$6,750.00	
3/30/2020	Deposit		\$6,750.00	
<b>3/31/2020</b>	<b>Ending Balance</b>		<b>\$299,557.55</b>	
	<b>Savings</b>			
<b>3/1/2020</b>	<b>Beginning Balance</b>		<b>\$138,736.40</b>	
<b>3/30/2020</b>	Credit Dividends		\$4.06	
<b>3/30/2020</b>	<b>Ending Balance</b>		<b>138,740.46</b>	

## Treasurer Report

92% of members have paid assessments

### Golf Hammock Owners Association April 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
<b>4/1/2020</b>	<b>Beginning Balance</b>		<b>299,557.55</b>	
4/2/2020	RUTHIE O'NEILL - BILL PYMT - 1BUCHF4E	35	(\$325.00)	Web Hosting
4/6/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - SBMCEFCV	19	(\$335.00)	Common Grounds - Mowing
4/6/2020	E MARK BREED III, P.A. - BILL PYMT - JBMC4FCV	28	(\$925.00)	Britt Violation
4/6/2020	DC IRRIGATION, INC. - BILL PYMT - 5B3COF1V	16	(\$428.00)	Irrigation Maintenance
4/6/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - GBKC3FCV	17	(\$1,101.00)	Lakes & Ponds
4/6/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - FBKCCFCV	15	(\$24.17)	Activity Center - Utilities
4/6/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - SBKCRFCV	23	(\$47.77)	Fountain
4/6/2020	DUKE ENERGY FLORIDA - BILL PYMT - FB8C2FCV	23	(\$674.17)	Lighting
4/6/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 9B6CDFCV	23	(\$26.61)	West Entrance
4/7/2020	BOB SCHROEDER - BILL PYMT - XBRCXFEV	25	(\$11.00)	Postage
4/7/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - CBECRFV5	29	(\$850.00)	Accounting Monthly
4/8/2020	ROBBINS NURSERY - BILL PYMT - ABRCPF20	18	(\$1,023.03)	Plantings
4/9/2020	Deposit		\$375.00	
4/9/2020	Deposit		\$6,750.00	
4/9/2020	Deposit		\$6,750.00	
4/9/2020	Deposit		\$6,750.00	
4/9/2020	Deposit		\$2,837.50	
4/10/2020	BOGUS PRINTING, INC. - BILL PYMT - EBXCOF5U	25	(\$3,072.35)	Covenants Mailings
4/10/2020	BOGUS PRINTING, INC. - BILL PYMT - 2BXCUF5U	25	(\$1,309.00)	Covenants Postage
4/21/2020	Deposit		\$225.00	
4/22/2020	JAMES GRACE - BILL PYMT - IB5CS579	25	(\$22.00)	Postage - Violations
4/22/2020	BOB SCHROEDER - BILL PYMT - VB4CQ579	25	(\$22.00)	Postage - Violations
4/22/2020	LERMA'S LANDSCAPING - BILL PYMT - RBTCP579	18	(\$900.00)	Common Grounds - Landscaping
4/22/2020	Deposit		\$4,575.00	
4/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - OBGCTF5Z	15	(\$700.00)	Activity Center - Rent
<b>4/31/2020</b>	<b>Ending Balance</b>		<b>\$316,023.95</b>	
	<b>Savings</b>			
<b>4/1/2020</b>	<b>Beginning Balance</b>		<b>\$138,740.46</b>	
4/30/2020	Credit Dividends		\$1.14	
<b>4/30/2020</b>	<b>Ending Balance</b>		<b>138,741.60</b>	

## Treasurer Report

92% of members have paid assessments

### Golf Hammock Owners Association May 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
5/1/2020	Beginning Balance		316,023.95	
5/4/2020	RUTHIE O'NEILL - BILL PYMT - 8BJCRFPM	35	(\$325.00)	Web Hosting
5/6/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - NBUCR5W4	17	(\$1,101.00)	Lakes & Ponds
5/6/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 9B7CC5W4	15	(\$38.42)	Activity Center - Utilities
5/6/2020	CLARK PEST CONTROL - BILL PYMT - NBTC25W4	20	(\$100.00)	Common Grounds - Pest Control
5/6/2020	Deposit		\$2,160.00	
5/7/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - LBGCTFSV	29	(\$850.00)	Accounting Monthly
5/8/2020	Return of Deposit Item Fee		(\$15.00)	
5/8/2020	Returned Check		(\$375.00)	
5/11/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - GBYCO5H5	19	(\$935.00)	Common Grounds - Mowing
5/15/2020	LERMA'S LANDSCAPING - BILL PYMT - MBRCV5IH	18	(\$600.00)	Common Grounds - Landscaping
5/22/2020	Deposit		\$3,034.00	
5/26/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - XBPC25NY	23	(\$50.70)	Fountain
5/26/2020	DUKE ENERGY FLORIDA - BILL PYMT - ZBPCR5NY	23	(\$711.05)	Lighting
5/26/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - CB9C35NY	23	(\$27.83)	West Entrance
5/26/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - CBEC55TC	15	(\$700.00)	Activity Center - Rent
5/26/2020	CLARK PEST CONTROL - BILL PYMT - 2BRCS5NY	20	(\$75.00)	Fertilizing
5/31/2020	Ending Balance		\$315,313.95	
	Savings			
5/1/2020	Beginning Balance		\$138,741.60	
5/31/2020	Credit Dividends		\$1.18	
5/31/2020	Ending Balance		138,742.78	

## Treasurer Report

92% of members have paid assessments

### Golf Hammock Owners Association June 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
6/1/2020	Beginning Balance		315,313.95	
6/2/2020	RUTHIE O'NEILL - BILL PYMT - JBEC85TE	35	(\$325.00)	Web Hosting
6/2/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - LB4CK5YN	15	(\$27.33)	Activity Center - Utilities
6/2/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - ZB6CM5YN	23	(\$39.86)	Fountain
6/2/2020	DUKE ENERGY FLORIDA - BILL PYMT - EBVCY5YN	23	(\$617.89)	Lighting
6/2/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - FBSC55YN	23	(\$23.81)	West Entrance
6/2/2020	CLARK PEST CONTROL - BILL PYMT - 1B9CV5YN	20	(\$230.00)	Common Grounds - Pest Control
6/4/2020	Deposit		\$1,009.56	
6/8/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - HBWC55WF	29	(\$850.00)	Accounting Monthly
6/10/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - NBUCO5OP	19	(\$985.00)	Common Grounds - Mowing
6/10/2020	DC IRRIGATION, INC. - BILL PYMT - KB8CZ5OP	16	(\$318.00)	Repairs 2" Main
6/10/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - JBWCU5OP	17	(\$1,101.00)	Lakes & Ponds
6/10/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - IBYCV5OP	29	(\$12.10)	2nd Mailing
6/12/2020	Deposit		\$300.00	
6/12/2020	Deposit		\$7,176.91	
6/15/2020	LERMA'S LANDSCAPING - BILL PYMT - FBWCV5UQ	18	(\$600.00)	Common Grounds - Landscaping
6/17/2020	AUTO-OWNERS INSURANCE COMPANY - PAYEXBGF - BILL PYMT - WB8CT	22	(\$6,691.06)	Insurance
6/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BGCO5FL	15	(\$700.00)	Activity Center - Rent
6/25/2020	ROBBINS NURSERY - BILL PYMT - 9B9CHG33	18	(\$100.00)	Replace plant
6/30/2020	COOL & COBB ENGINEERING COMPANY - BILL PYMT - KBTCNGRF	30	(\$1,500.00)	Engineering - Road Inspection
6/30/2020	DC IRRIGATION, INC. - BILL PYMT - 7BJCWGRF	16	(\$88.00)	Repair - Pipe Break
6/30/2020	Ending Balance		\$309,591.37	
	Savings			
6/1/2020	Beginning Balance		\$138,742.78	
6/30/2020	Credit Dividends		\$1.14	
6/30/2020	Ending Balance		138,743.92	

## Treasurer Report

96% of members have paid assessments

### Golf Hammock Owners Association July 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
7/1/2020	<b>Beginning Balance</b>		<b>309,591.37</b>	
7/1/2020	Deposit		\$2,725.00	
7/2/2020	RUTHIE O'NEILL - BILL PYMT - 5BCCR5UN	35	(\$325.00)	Void Check (destroyed)
7/7/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - WBZCMGZH	17	(\$1,101.00)	Lakes & Ponds
7/7/2020	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - FBUCOGZH	17	(\$360.00)	Maintenance & Repairs
7/7/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - TBTCVGZH	29	(\$19.80)	2nd Mailing
7/7/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - WBWCU5RP	29	(\$850.00)	Accounting Monthly
7/7/2020	DUKE ENERGY FLORIDA - BILL PYMT - 5BCCXGZH	23	(\$698.41)	Lighting
7/7/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - TBMCXGZH	23	(\$26.60)	West Entrance
7/7/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - WBGCYGZH	15	(\$46.51)	Activity Center - Utilities
7/7/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - HB5CLGZH	23	(\$46.04)	Fountain
7/8/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 1BXCAG37	19	(\$1,930.00)	Common Grounds - Mowing
7/14/2020	LERMA'S LANDSCAPING - BILL PYMT - ZBQCZG4J	18	(\$600.00)	Common Grounds - Landscaping
7/14/2020	DC IRRIGATION, INC. - BILL PYMT - 6BMCKG4J	16	(\$160.00)	Repairs - West Gate
7/23/2020	Deposit		\$1,609.56	
7/24/2020	Check 9625 - Ecavation Point, Inc.	33	(\$59,296.80)	Paving - Golf Hammock & Mulligan
7/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCLGF3	15	(\$700.00)	Activity Center - Rent
7/31/2020	JAMES GRACE - BILL PYMT - 4BICKGJV	26	(\$98.88)	Office Supplies
7/31/2020	BOB SCHROEDER - BILL PYMT - SB1CZGJV	25	(\$14.85)	Postage
7/31/2020	RUTHIE O'NEILL - BILL PYMT - 2BJC7GJV	35	(\$325.00)	Replace voided check
7/31/2020	<b>Ending Balance</b>		<b>\$247,327.04</b>	
	<b>Savings</b>			
7/1/2020	<b>Beginning Balance</b>		<b>\$138,743.92</b>	
7/31/2020	Credit Dividends		\$1.18	
7/31/2020	<b>Ending Balance</b>		<b>138,745.10</b>	

## Treasurer Report

96% of members have paid assessments

### Golf Hammock Owners Association August 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
8/1/2020	<b>Beginning Balance</b>		<b>247,327.04</b>	
8/3/2020	RUTHIE O'NEILL - BILL PYMT - HBVCWG6G	35	(\$325.00)	Web Hosting
8/4/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TBLICJGFP	15	(\$68.42)	Activity Center - Utilities
8/4/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - QB5CZGFP	23	(\$50.86)	Fountain
8/4/2020	DUKE ENERGY FLORIDA - BILL PYMT - TBCCYGF	23	(\$722.73)	Lighting
8/4/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 7B7CLGFP	23	(\$27.52)	West Entrance
8/5/2020	Bill Payment Check	14	(\$25.00)	Stop Payment
8/6/2020	Deposit		\$525.00	
8/6/2020	METAVANTE CORP - BILL PAYMT NA	35	\$325.00	Void Check (funds replaced)
8/7/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - ZBGCMG1Q	19	(\$2,650.00)	Common Grounds - Mowing
8/7/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - QBUCGG97	29	(\$850.00)	Accounting Monthly
8/7/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - 9B7CXG1Q	17	(\$1,101.00)	Lakes & Ponds
8/18/2020	LERMA'S LANDSCAPING - BILL PYMT - 4BXCF6N1	18	(\$900.00)	Common Grounds - Landscaping
8/20/2020	RUTHIE O'NEILL - BILL PYMT - YBKCA6A2	35	(\$325.00)	Void Check (replaced)
8/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BNCWG2M	15	(\$700.00)	Activity Center - Rent
8/24/2020	CLARK PEST CONTROL - BILL PYMT - FBZCH6M2	20	(\$305.00)	Common Grounds - Pest Control
8/31/2020	<b>Ending Balance</b>		<b>\$240,126.51</b>	
	<b>Savings</b>			
8/1/2020	<b>Beginning Balance</b>		<b>\$138,745.10</b>	
8/31/2020	Credit Dividends		\$1.18	
8/31/2020	<b>Ending Balance</b>		<b>138,746.28</b>	



## Treasurer Report

96% of members have paid assessments

### Golf Hammock Owners Association September 2020 Bank Statement

Date	Checking Description	Budget Line#	Amount	Memo
<b>9/1/2020 Beginning Balance</b>			<b>240,126.51</b>	
9/2/2020	RUTHIE O'NEILL - BILL PYMT - SB3C8GQU	35	(\$325.00)	Web Hosting
9/2/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - HBWC863G	15	(\$62.27)	Activity Center - Utilities
9/2/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - SBHC263G	23	(\$47.72)	Fountain
9/2/2020	CLARK PEST CONTROL - BILL PYMT - TBQCX63G	20	(\$100.00)	Common Grounds - Pest Control
9/2/2020	DUKE ENERGY FLORIDA - BILL PYMT - GBKCK63G	23	(\$719.59)	Lighting
9/2/2020	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - UB5CY63G	23	(\$26.03)	West Entrance
9/8/2020	PELLA & ASSOCIATES P.A. - BILL PYMT - SBZCOGKQ	29	(\$850.00)	Accounting Monthly
9/9/2020	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6BKC362I	19	(\$2,120.00)	Common Grounds - Mowing
9/9/2020	E MARK BREED III, P.A. - BILL PYMT - 7BFC62I	28	(\$1,209.84)	Ballots & Meeting Requirements
9/9/2020	AQUATIC WEED CONTROL, INC - BILL PYMT - EB9C262I	17	(\$1,101.00)	Lakes & Ponds
9/10/2020	Deposit		\$1,000.00	
9/18/2020	LERMA'S LANDSCAPING - BILL PYMT - 4BLCL6MK	18	(\$600.00)	Common Grounds - Landscaping
9/18/2020	REVELL SPREADER SERVICE TREE INC - BILL PYMT - 4B7CW6MK	16	(\$2,920.00)	Tree Trimming
9/18/2020	Deposit		\$375.00	
9/24/2020	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - IB7CP613	15	(\$700.00)	Activity Center - Rent
<b>9/30/2020 Ending Balance</b>			<b>\$230,720.06</b>	
<b>Savings</b>				
<b>9/1/2020 Beginning Balance</b>			<b>\$138,746.28</b>	
9/30/2020	Credit Dividends		\$1.16	
<b>9/30/2020 Ending Balance</b>			<b>138,747.44</b>	

## Committee Reports:

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

Regularly scheduled contract landscape maintenance was completed in a timely manner.

The regular quarterly irrigation checks on the east and west entrance irrigation systems performed by DC Irrigation revealed no issues. There were however several issues with the irrigation systems that have occurred. Two supply line leaks, which occurred at different times were repaired on the east entrance irrigation system. One supply line leak was repaired on the west irrigation system.

Revell Tree Service trimmed several palm trees most of which are located at the east entrance area. He also removed three dead pine trees located at the common area off of Divot Rd and trimmed Oak trees along Boggy Blvd and Dog Leg Dr to allow additional clearance for vehicles. Total cost was \$2,920.

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

Regular inspection every month.

Treated when needed, also can not treat when water is flowing out (last couple months)

Bi-annual aeration inspection on Lake Judy, cleaned diffusers and filter. Sprayed ditch and cleaned in certain places.

## Roads and Drainage - Mick Gillette, Chair

### Roads:

Since the last meeting the Committee has met with two contractors regarding paving of the Main Entrance to Golf Hammock. After comparing bids we awarded the contract to EPI.

Project has been completed and was brought in at budget levels.

Committee is now focusing on our next project which has been determined by the 5 year plan already approved by the board. In order to get an idea of the extent of our next project the Committee needs guidance in regards to our estimated budget for paving. It would be helpful for the Committee to have information on a Maximum amount the Board is considering to be budgeted for paving in 2021.

### Drainage:

The Committee met numerous times with two contractors in an attempt to get comparing bids for the projects that were already identified by the Board to be accomplished in 2020. With the effects of the Virus, it has proven to be very difficult. Because of delays caused by the Shutdowns, we missed our opportunity to start and complete our projects before the rainy season.

After numerous meetings, one contractor decided not to submit a bid for the project. This left us with one bid submitted by EPI. Due to not having capability to scan documents, I will list below the bid submitted by EPI.

- 1). Clean storm culvert on Bunker Drive near tennis court approximately 40LF. 1,050.00
- 2). Clean culvert under road at 2800 Lost Ball Drive, approximately 40LF. \$725.00
- 3). Clean and reshape Outfall Swale between Par Road and Divot Road east of Mulligan Road. \$6,675.00
- 4). Clean and reshape swales on each side off Lost Ball Drive from Bunker Drive to Dog Leg Drive. \$33,499.00
- 5). Clean and reshape portions of side lot line swale at 4600 Duffer Loop. \$2,850.00
- 6). Clean East ditch, approximately 5,000 feet. All debris to remain onsite. \$9,250.00.

The committee feels that before item #4 is started, it should be completely surveyed to ensure that we are not just taking water from one person's house and redirecting it to another person's house. We should determine the grade and direction of the intended water flow and ensure there is nothing that will slow or stop the water from flowing to where it is supposed to.

The Committee also would like to point out that we have been called out to several complaints over the last couple months from homeowners complaining about water in their driveways or water not flowing off their property. The Committee acknowledges that we are not Surveyor's, but it appears that most, if not all, problems with drainage is a result of homeowners laying down new sod and not taking into consideration the Swale. I have been on two such calls to Cormorant Point on Waterwood Drive and Golf Haven Terrace. In both cases it was obvious that the Driveways were much lower than their lawn and in one case the homeowner said he had just resodded and did not take into consideration the swale.

It is recommended by the Committee that a letter be sent to all homeowners in Golf Hammock explaining the necessity of contacting Golf Hammock Homeowners Association before any

work is done within the 25 foot easement we have from the center of the road. It is not reasonable for homeowners to request the Association be responsible for water drainage if they make alterations to the swales. This may require homeowners to actually obtain a Permit from Golf Hammock Homeowners Association before any work is done this easement and to actually post such permit within the work area. During and after the completion of the work it would be recommended that it be inspected by Golf Hammock Homeowners Association to ensure that the swales are maintained and put back to original condition.

The bottom line is, we are spending a lot of money on reshaping swales that have been disturbed and reshaped by present or prior homeowners. A prime example of this is on the corner of Lost Ball Drive and Bunker Drive. The homeowner, either present or past, has got landscaping right down to the roadside and the swale has been completely disturbed and is nonexistent .

The Committee highly recommends implementing a Permit system. We can keep on spending money on reshaping Swales or we can hold homeowners accountable for disturbing or reshaping them.

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

REPORT: Violations & Complaints Committee

MAR – OCT 2020

Violations Issued	29	
Courtesy Reminders (ltrs)	32	
Courtesy Visits		3
Open Violations		5

#### COLLATERAL ACTIVITIES:

Form Letter to all lot owners reminding them of their responsibility to maintain the lot in accordance with approved HOA Articles/Standing Rules.

Ready to process 4 properties that have received notification of SR 26/27 \$100.00 fines

#### BOARD ACTIONS NEEDED:

1. Discuss and determine aggressive plan of action to recover delinquent funds.
2. Establish a Compliance Enforcement Committee in accordance with State Statues 720.305(2) Names of potential candidates will be provided before meeting.
3. Review Standing rules for revision and possible deletion. Generate and distribute via GHOA website.
4. Affirm the Recertification is complete.

### **Committee to address Speeding within Golf Hammock - Mick Gillette, Chair**

The Committee has worked extensively on the issue of the Speeding problem within Golf Hammock. Below you will find what ideas we have come up with and ways to implement them. All actions recommended are available to us as a Homeowners Association in accordance with HOA Act, Section 720.305 Florida Statutes. This Statute gives us great latitude in enforcing our rules and regulations.



The first thing we would like to try is a public awareness campaign. We really believe that most people speeding in Golf Hammock don't even realize they are speeding because they are kind of like on remote control. Going from their home to the Main Gate and then they think, "OK, now turn left and pay attention". Same thing when they enter the gate, "I'm home, autopilot".

We have contacted a local printer and resident of Golf Hammock who has graciously agreed to helping us put together a flyer that could be passed out at the main entrance, at his cost. Thanks Paul Bougus, for helping us out with this.

The Committee feels that we really do not want to go down some of the roads suggested, but feel it is important to get out a strong message of what options are available to the Board to address the issue. The flyer will be handed out at the entrance gates to our community by volunteers. Quick and easy, not slowing up any traffic. After this, we would like some volunteers to actually Hand Deliver them to our residents. Put them in the door or hand them to people, word of mouth and showing people that we really want to address this problem.

Next, if this doesn't work, what do we do?

1: Dramatically increase the number of Stop Signs already on our roads. The idea would be to make most intersections become 3 Way Stops. Example of this would be to add 3 or 4 Stop Signs on Par Rad. This would eliminate the long stretches of roads between Stop Signs thereby reducing the speed between them. Approx cost: \$100.00 per Stop Sign.

2: Signage like "Drive Like Your Kids Live Here" or Slow Children at Play

3: Reduce the Speed Limit to 15 MPH. Cost approx \$65.00 per sign.

4. Add movable Speed Flashing Signs. Cost approx \$5,000.00

6. Add Speed Bumps that actually work. Approx cost \$6,000.00 each

7. Enter into an agreement with the Highlands County Sheriff's Department which would enable them to legally conduct traffic enforcement within the private roads of Golf Hammock. Cost, we would have to pay for Deputies, fuel, car, insurance ect., this could get very expensive.

8. And Finally, as an HOA we can legally enforce our own Speed Limits. This would be very entailed and maybe even requiring us to become a "Gated Community" The expense to homeowners would be great. And to address the issue of guests/contractors, it is the Homeowners who are responsible for their guests/contractors.

As a final note, please remember, the Committee does not WANT to really implement any of the above. But, we feel we would be remiss in our obligation of the Safety of our Residents if this issue is placed on hold for any longer. We live here, we don't want our assessments to sky rocket.

Each and everyone of us has a responsibility to pay attention to our posted Speed Limits. Let's tell our neighbors, tell our guests ad contractor's, we will make our roads safe for all of us, the Walkers, Joggers, Bicyclists, Children, Golf Carts, that is what this neighborhood was designed for.

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

Mark Breed, GHOA legal counsel received a denial letter from the state on October 5, 2020 concerning our covenants and restrictions revival effort.

The state said in their denial letter that once we received 50%+ our 60 days to submit for state approval began. According to the state's denial letter we reached 50%+ on March 28, 2020. The revival packet was mailed to all GHOA members on March 10, 2020.

Our legal counsel did not believe the 60 days to submit date started until we stopped accepting ballots and potential votes at a special meeting. In June we were still receiving ballots. He felt that we should allow time for any remaining ballots to come in. He also felt that we should give members who did not submit a ballot an opportunity to vote and to certify all ballots and votes by legal counsel at a special meeting.

The special meeting was never held due to COVID-19. The longer COVID-19 went on the organizing committee decided on July 7, 2020 to submit the ballots for state approval without having a special meeting. One of the last ballots we received was dated June 10, 2020, so Mark Breed used that date as the 60 day start date for submission to the state. On August 5, 2020 Mark Breed sent the covenants and restrictions revival packet to the state.

This leaves us with two options pursue an appeal estimated to cost a minimum of \$5,000 with no guarantee of the denial being overturned or start the revival process over.

Board Discussed options. The decision was made to start the revival process over. Richard Smith made a motion re-start the process. Nancy Beatty second. Motion passed unanimously. In addition, President Albert Smith agreed to send an email asking the State to reconsider due to the Covid-19 restrictions.

## **Architectural Review-Malcom Warren, Chair**

### **Approvals – April 2020**

4225 Duffer Loop – invisible dog fence

2808 Lost Ball Dr – generator

Denials:

3913 Divot Rd – above ground swimming pool

### **Approvals – June 2020**

2815 Par Rd – generator

3602 Duffer Rd – solar panels

### **Approvals – July 2020**

3213 Par Rd - fence

4115 Par Ct – frame garage

3807 Mulligan Ct – erect shed

4006 Duffer RD – erect shed

3213 Par Rd – erect screen enclosure

2772 Duffer Rd –erect screen enclosed patio

### **Approvals – August 2020**

4608 Duffer Loop – paint house; misc. jobs

2607 Lost Ball Dr. – solar panels

4300 Duffer Loop – pool; retaining wall

### **Approvals – September 2020**

4608 Duffer Loop – fence

2611 Lost Ball Dr – solar panels

1904 Mulligan Rd – paint house

1707 Divot Lane – install propane tank

4806 Duffer Loop – changes to exterior of home; add shed/garage

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

During the months from May through September we have had 10 new residents for Cormorant Point and 18 for Golf Hammock. I have been working with Cindy Bowser in gathering the information I need for the new directory.

Any one who needs to make changes to the information that I have needs to send me an email with the changes.....NO phone calls please!

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

Activity Center - No report. Center all activities have been discontinued due to covid-19, until further notice.

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

Event - No report

### **Welcoming – Joyce Rowe**

I left 18 flyers, delivered 5 Welcome Packets and had one in home visit. The one resident I visited had already had COVID.

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

No Report

## Website – Ruthie

Ruthie O'Neill, Webmaster

### **Website Report for October Board Meeting**

- Published 10 ShoutOuts:
  - March 24: April Board Meeting Cancellation
  - May 5: May Board Meeting Cancellation
  - June 1: Alligator Sighting Alert
  - June 2: Paving Schedule
  - June 11: Paving Schedule Reminder
  - June 13: Paving Rescheduled
  - June 18: Paving Schedule Reminder
  - August 8: Alligator Sighting Alert
  - September 9: September Board Meeting Cancellation
  - September 10: Unauthorized Yard Signs
- Posted March Meeting Agenda on March 2
- Posted CPHA March 2020 Meeting Minutes
- Updated CPHA Board Members in Document Center
- Updated Golf Villa Patios Board Members
- Posted Next Events and Announcements throughout month
- New subscribers we received 70 new Website subscribers between March and September (Total subscribers 597)
- Received 19 emails via the website and forwarded to the GHOA Secretary

### **Old Business:**

None

## **New Business:**

### Items

- Establish a Violation Review Committee
  - Tabled to next meeting
- Consider the 2021 Activity Center Lease
  - Two proposed changes
    - GHOA pays all the electric instead of the 50% in the previous lease.
    - Jason asked to use the corner meeting room on an as available basis. He would request use in advance.
  - Jim Grace made a motion to accept the lease for 2021. Marge Schindewolf second. Motion passed unanimously.
- 2021 GHOA Budget Preparation
  - All board directors responsible for Budget line items need to get proposed budget estimates to Jim Grace, treasurer. This will allow Jim to prepare a draft for the November Board meeting.

A question was raised by Nancy Beatty about the three HOA board members seats that will be vacated at the end of 2020. The signs asking for volunteers will be put out at the entrances.

### **Members requesting time at the meeting to comment should register their name on the sign-in sheet prior to the start of the meeting.**

One member signed in to speak:

John Wadell asked about drainage concerns in Cormorant Point. He wanted clarification of the 5 year plan, and what plans for the drainage problems going forward. He also voiced a concern about the height of the speed bumps not being addressed with the new paving. President Albert Smith said he would have Chair of the Roads and Drainage committee as well as the chair of the Speeding committee, Mick Gillette follow up with him.

Mark Walczak also gave some background on the 5 year plan. He also said he would help with exploring the possibilities of a management company.

Matt Nelson made a motion to adjourn the meeting. Nancy Beatty 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)**