

Golf Hammock Owner's Association, INC
April 9, 2018
Board Meeting Minutes, Rev. C
Approved May 14, 2018

Call to Order: President George Kibe 863-402-8203, 7:00PM gwkibe@embarqmail.com

Roll Call:

Treasurer Roger Steuer 574-529-1899 ghoatreasurer@gmail.com

Secretary Deb Steuer 574-529-2718 secretary.ghoa@gmail.com

Director Linda Fisher 863-658-1389 linda@linakasales.com

Director John Huber 937-602-9316 huberlaw8804@gmail.com

Director Mark Walczak 863-658-1658 markcsu@comcast.net

Absent:

Vice President Bob Schroeder 863-402-5486 bobs1501@outlook.com

Director Nancy Beatty 863-382-6707 nbeatty47@gmail.com

Director Marge Schindewolf 863-386-4083 margeschindewolf@comcast.net

Proof of Notice of Meeting: Meeting notice/draft agenda posted in display case on activity center 4/2/2018. Meeting agenda posted on the website on 4/4/2018. Signage posted at front and west entrances on 4/04/2018.

Meeting Minutes: The DRAFT minutes currently posted on the website for March 12, 2018 Rev B have been corrected in the title of said minutes to reflect corrected version Rev A to Rev B – this version was emailed to all board members. Final approval given by the board and will be posted accordingly.

Report of Officers:

President's Report

This month my activities were focused on the Drainage and Roads Committee.

Vice President's Report

Lead a volunteer team in the repair of 4 potholes located near the main entrance. The cutting and removal of the damaged asphalt (1600 lbs) allowed installation of a new layer of asphalt.

Continue to work on estimate to remove/clear debris from east drainage ditch.

Continue survey of properties on east side of drainage ditch that impact means of right-away to clear ditch of debris.

Treasurer's Report

After discussion with Mark, \$1200.00 paid to REVELL SPREADER SERVICE TREE INC was changed from budget line number 17 to 44 (Special Projects, canal cleaning).

Golf Hammock Owners Association March 2018 Bank Statement				
	Checking		Budget	
Date	Description	Line#	Amount	Memo
3/1/2018	Beginning Balance		184,681.49	
3/1/2018	RUTHIE O'NEILL - BILL PYMT - UB19PTI8	46	-225.00	Website maintenance
3/5/2018	Deposit		6,750.00	Assessments & Estoppels
3/5/2018	Deposit		6,750.00	Assessments & Estoppels
3/5/2018	Deposit		6,750.00	Assessments & Estoppels
3/5/2018	Deposit		6,375.00	Assessments & Estoppels
3/6/2018	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - ABO9FQ49	16	-29.69	Activity Center - Utilities
3/6/2018	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6BL91Q49	20	-530.00	Common Grounds - Mowing
3/6/2018	DUKE ENERGY FLORIDA - BILL PYMT - QB19CQ49	24	-23.87	Fountain
3/6/2018	DUKE ENERGY FLORIDA - BILL PYMT - ZB69SQE9	24	-32.22	West Entrance
3/6/2018	DUKE ENERGY FLORIDA - BILL PYMT - IBT9AQ49	24	-673.06	Lighting
3/7/2018	DEBORAH STEUER - BILL PYMT - YBS9EQY9	27	-50.00	Printer ink
3/7/2018	BOB SCHROEDER - BILL PYMT - 4B49FQY9	27	-37.63	Trash can fliers
3/8/2018	Check #9611 - State of Florida, file annual report	45	-61.25	State of Florida
3/13/2018	Deposit		250.00	Assessments & Estoppels
3/13/2018	Deposit		300.00	Assessments & Estoppels
3/13/2018	Deposit		420.00	Assessments & Estoppels
3/13/2018	Deposit		6,375.00	Assessments & Estoppels
3/13/2018	Deposit		2,250.00	Assessments & Estoppels
3/13/2018	Deposit		750.00	Assessments & Estoppels
3/13/2018	Deposit		6,750.00	Assessments & Estoppels
3/13/2018	Deposit		6,750.00	Assessments & Estoppels
3/13/2018	Deposit		3,011.84	Assessments & Estoppels
3/15/2018	CRYSTAL CLEAR FOUNTAINS LLC - BILL PYMT - 5BH98Q4D	18	-265.00	Pond aeration maintenance
3/19/2018	LINDA FISHER - BILL PYMT - UBR9AQXE	27	-82.67	Library & cleaning supplies
3/19/2018	REVELL SPREADER SERVICE TREE INC - BILL PYMT - MBL9QQLE	17	-1,200.00	Tree removal canal
3/19/2018	BOB SCHROEDER - BILL PYMT - JB29TQLE	17	-12.50	Canal branches to landfill
3/20/2018	PELLA & ASSOCIATES P.A. - BILL PYMT - 1BO94TAN	30	-800.00	Accounting monthly
3/20/2018	Deposit		750.00	Assessments & Estoppels
3/20/2018	Deposit		3,375.00	Assessments & Estoppels
3/20/2018	Deposit		6,750.00	Assessments & Estoppels
3/20/2018	Deposit		6,750.00	Assessments & Estoppels
3/22/2018	LERMA'S LANDSCAPING - BILL PYMT - MBY94QRF	19	-700.00	Landscaping
3/22/2018	AQUATIC WEED CONTROL, INC - BILL PYMT - 8BQ93QRF	18	-1,101.00	Lakes & Ponds
3/27/2018	Check #9612 Sebring Christian Church	22	-150.00	Garage sale
3/28/2018	DEBORAH STEUER - BILL PYMT - MBL9LQL6	28	-9.74	Filing cabinet extra keys
3/28/2018	CLARKE PEST CONTROL - BILL PYMT - DB39YQL6	21	-100.00	Pest Control
3/28/2018	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5B792TET	16	-400.00	Activity Center - Rent
3/28/2018	Deposit		3,375.00	Assessments & Estoppels
3/28/2018	Deposit		6,750.00	Assessments & Estoppels
3/28/2018	Deposit		1,028.68	Assessments & Estoppels
3/28/2018	Deposit		6,750.00	Assessments & Estoppels
3/28/2018	Deposit		900.00	Assessments & Estoppels
3/30/2018	Deposit		4,500.00	Assessments & Estoppels
3/30/2018	Deposit		6,750.00	Assessments & Estoppels
3/30/2018	Deposit		3,000.00	Assessments & Estoppels
3/30/2018	Deposit		6,750.00	Assessments & Estoppels
3/31/2018	Ending Balance		\$289,108.38	
	Savings			
3/1/2018	Beginning Balance		\$138,597.54	
3/31/2018	Credit Dividends		\$5.89	
3/31/2018	Ending Balance		\$138,603.43	

Secretary's Report

Preliminary agenda and minutes of the March 12, 2018 board meeting were compiled and posted to the website and sent via email to all board members. Continued work on the information for the newsletter that continues to become of value to many in the community. I have contacted the secretary on the Cormorant Point board to try and work with her and that community so they too are seeing the newsletter and getting the shout out information.

With communication being my priority, appreciation is given to those who do respond accordingly and in a timely fashion.

Please update your contact lists, moving forward - New email addresses have been created for Deb and Roger Steuer.

Deb's is: secretary.ghoa@gmail.com

Roger's is ghoatreasurer@gmail.com

Website Report for Month of March – (Information provided by Ruthie)

No. of page views: 1,339

New Visitors month of March: 40%

Return Users: 60%

Subscribers

New Subscribers: 16

Total number of Subscribers: 464

Total number of Inactive subscribers: 51

Newsletter Stats (Mar/Apr 2018 Newsletter)

Total number of unopened emails: 93 (a significant decrease from last month's 147)

Total number of views: 1,000+

Total number of website clicks: 88

Committee Updates:

Common grounds, including road, culverts, drainage ditches: George Kibe

This month, we completed the replacement of seven failing culverts. The cost of the concrete reinforced replacements is comparable to corrugated metal culverts, with much longer life expectancy. Bob Schroeder, Roger Steuer and I removed debris from the channel between Lakes Clara and Elaine. Thanks to Bob for the prep work of dragging the material out of the channel. Thanks to Bob Schroeder, Ken Mills and Roger Steuer for their efforts preparing the

pot hole areas at the front entrance, Par and Hammock Roads and Lost Ball for hot patching by Excavation Point Inc.(EPI) This prep work allowed GHOA to take advantage of excess hot patch from the culvert replacement project.

Prior to the replacement of the failed culverts, I reviewed each candidate for replacement with our contractor EPI, and identified three culverts not requiring replacement. This, combined with direction from South West Florida Water Management on lake level changes, resulted in savings for 2018. The Drainage Committee convened to discuss acceleration of 2019 projects, into 2018, to take advantage of the savings. The committee consensus was that we should recommend the board approval acceleration of 2019 Cormorant Point projects and request updated bids from EPI to include the addition of sock pipe, to the swales. I requested EPI provide updated estimates for work along Cormorant Drive (from Par Road to Waterwood Drive). The Committee chair will present a recommendation and cost at the May Board meeting for consideration.

**Common grounds, including landscape, irrigate, trees, lighting/electrical, signs fences:
Mark Walczak**

Regularly scheduled lawn care and landscape maintenance of Common areas continued without incident during this reporting period. DC Irrigation provided their quarterly maintenance service for our two front entrance irrigation systems. Several rotary and spray sprinkler heads were replaced, but the overall systems were confirmed to be in good working order.

In the March Board meeting, the Committee was approved for an unbudgeted expenditure, not to exceed \$250, to address repairs to azalea bushes along Hammock Road due to a motor vehicle accident. Repairs to the bushes and irrigation equipment were completed at a total cost of \$148. The Board further requested that the Committee make an effort to identify the motor vehicle's insurance company to file a claim for these damages. Identifying the motor vehicle and insurance information is in progress.

Mark summarized his ongoing efforts to evaluate the appearance and condition of the front entrance landscape, especially options to address the deteriorating front entrance walls. Mark expressed his feeling that the front entrances are a mature, older landscape with gaps in appearance where both dead plantings have been removed and other plantings are noticeably under-performing. The structures are in need of repair/restoration. The most immediate need is to restore the deteriorating front entrance walls. Longer term, we should evaluate the overall appearance to include landscape and lighting to decide if it continues to provide the image and positive first impression that the community desires. Mark suggested that this might best be done professionally by a credentialed landscape architect.

Violations/Complaints: Bob Schroeder-

Closed - 1 RV

Open - 1 landscape

1 Home care

1 poultry

1 dumpster removal

Under investigation

3 trash cans

1 out bldg repairs

3 lot care/cutting

Architectural Reviews: Roger Steuer-

Approvals:

Lot 478 External Garage

Lot 021 Fence Screening

Lot 466 Fence Screening

Lot 497 Shed

Lot 310 Generator

Tennis Court Property Review: Roger Steuer –

Follow up meeting set with Golf Hammock Country Club

Lakes/Ponds: Nancy Beatty- nothing to report

Activity Center: Linda Fisher-

In month of March Game nights on 2nd, 3rd & 4th Tuesdays are well attended, along with the Tuesday and Friday Mah Jongg players. Bridge players meet on Thursday afternoons. Both GHOA and GPHA held monthly meetings.

A new Euchre group was formed and plays on the 3rd Monday of the month, contact Judy Trier or by sign-up sheet in activity center.

Craft Day at Golf Hammock was held on March 22nd and 29th. The ladies working on their various crafts which have been great fun, well attended and very much enjoyed. An upcoming date for of another craft day is planned for Thursday May 3rd, from 8:00am - 6:00pm. Please contact Kathy Saleeba: kathyk2@centurylink.net to reserve a table.

Stop on by the new library, the library is open with a good supply of books for community to use - as always, Activity Center seeking more suggestions or ideas for future activities to be offered.

Welcoming: Joyce Rowe~ 863-214-6517 jannrowe65@gmail.com

A list of new residents, who have joined the GHOA community,

Seechan & Deborah Diaram
4406 Pitching Wedge Way

4/12/2018 REV C

Thomas & Diane Stewart
2600 Golf Hammock Drive

Kushal & Elizabeth Badhwar
2616 Golf Hammock Drive

Robert & Terry Fromhartz
3901 Divot Road

Bruce & Mattie Runyon
2308 Dog Leg Drive

Louis & Zanza Kruer
4607 Pitching Wedge Way

Roger & Judy Fiste
2016 Dog Leg Dr.

Street Captains: Co-Chairs:

Cindy Bowser - clb1919@yahoo.com
Linda Schroeder - lindasf170@yahoo.com

No report at this time

By-Laws, Covenants and Restrictions Refresh Committee: John Huber-

No report at this time

Data Base/Directory: Marge Schindewolf-

For the month of March I have two new residents for Golf Hammock: Janice Bock (Hammock Falls) & Richard & Theresa Hahn (Golf Hammock).

Old Business

- a.) Front Entrance Renovation, Motion by Mark, Second by Roger: move forward with proposal obtained from a licensed contractor to restore top cap of entrance way structure with concrete block, removal of lighting, patch and paint wall with allocation of funds coming from the emergency budget in the amount of \$2500.00 – Discussions in opposition to the motion stated that this expenditure might prove to be a waste of money if it is done prior to the evaluation of the overall appearance of the entrances, and others felt that the Community should be given an opportunity to comment and propose ideas for the entrances before any expenditures are made. There is no safety hazard to allowing the walls to remain as is for another year or two. Discussions in favor of the motion focused on the need to act now on the walls due to their serious deteriorated condition. A community-wide process of evaluation could take several years before action is taken, a vote was taken: it was SPLIT, with Mark and Roger in favor, remaining 3 against, motion FAILS

New Business

- a) Motion by John Huber (there was not a second, motion dies on the floor) to appointment of a study committee to make recommendations to the Board on the priorities and policies to be followed in managing the Golf Hammock ponds/lakes, i.e.
- 1) Maintenance of full bodies of water for aesthetic reasons
 - 2) Fishing
 - 3) Attraction of herons and other large tropical birds.
 - 4) Reservoirs reasonably capable of accepting and temporarily storing excessive storm waters.
 - 5) Vegetation control using chemicals vs natural means

Member Comments: Barbara Burns requested perhaps using the newsletter to sell items; she was referred to the use of the Next Door website.

Next Meeting: Monday, May 14, 2018 workshop 6:30PM, meeting 7:00PM

Adjourn: Motion by Roger, second Linda all approved - Time 8:06PM