

**GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD
MEETING DRAFT MINUTES MONDAY, October 11, 2021
GOLF HAMMOCK ACTIVITYCENTER
WORKSHOP – 6:45 pm MEETING – 7:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Marge Schindewolf,

Approval of Meeting Minutes

Motion made by Robert Schroeder to approve September Minutes. John Waddell Second. Motion approved unanimously.

Officer Reports:

President: Nancy Beatty

Handled many inquiries throughout the month and directed them to the correct committees.

Vice President: Robert Schroeder

Worked with drainage committee, worked with county regarding signage, worked on budget items, spoke with potential buyers regarding rules, worked with Architectural committee regarding new construction. Clarified rules for work being done by contractors before 8am. This is possible if homeowner notifies neighbors in a 360 degree perimeter from their home and all neighbors are agreeable. At that time the homeowner can inform the complaints and violations committee so they can respond appropriately to the situation.

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
September 2021				
ASSESSMENT SUMMARY				
Total Assessments Due 01/01/2021 (Including Past Due)			\$	312,400.78
Amount Paid - January 2021 (Includes Undeposited Funds)			\$	211,241.89
Amount Remaining - 01/31/2021			\$	101,158.89
Amount Paid - February 2021 (Includes Undeposited Funds)			\$	25,029.00
Amount Remaining - 02/28/2021			\$	76,129.89
Amount Paid - March 2021 (Includes Undeposited Funds)			\$	37,183.86
Amount Remaining - 03/31/2021			\$	38,946.03
Amount Paid - April 2021			\$	2,075.00
Amount Remaining - 04/30/2021			\$	36,871.03
				11.8% of 01/01/2021 Balance
Amount Paid - May 2021			\$	9,560.89
Amount Remaining - 05/31/2021			\$	27,310.14
				8.7% of 01/01/2021 Balance
Amount Paid - June 2021			\$	3,036.61
Amount Remaining - 06/30/2021			\$	24,273.53
				7.8% of 01/01/2021 Balance
Amount Paid - July 2021			\$	1,500.00
Amount Remaining - 07/31/2021			\$	22,773.53
				7.3% of 01/01/2021 Balance
Amount Paid - August 2021			\$	752.00
Amount Remaining - 08/31/2021			\$	22,021.53
				7.0% of 01/01/2021 Balance
Amount Paid - September 2021			\$	-
Amount Remaining - 09/31/2021			\$	22,021.53
				7.0% of 01/01/2021 Balance
Amount Remaining Detail:		#of Lots	Amt Due	
	\$375.00	24	\$	9,000.00
	\$377.00	0	\$	-
	\$400.00	1	\$	400.00
	\$402.00	1	\$	402.00
	\$415.09	1	\$	415.09
	\$434.00	1	\$	434.00
	\$802.00	8	\$	6,416.00
	\$1,238.61	4	\$	4,954.44
	Totals	40	\$	22,021.53
			\$	(0.00)
Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
9/1/2021	Beginning Balance		\$	226,639.29
9/7/2021	RUTHIE O'NEILL - BILL PYMT - SB9CPZY9	35	\$	(325.00) Web Hosting
9/7/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - SBTC7ZZK	15	\$	(117.07) Activity Center - Utilities
9/7/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - FBAC8ZZK	23	\$	(27.82) West Entrance
9/7/2021	DUKE ENERGY FLORIDA - PAYEXBGF - BILL PYMT - 2B1CJZZK	23	\$	(47.38) Fountain
9/7/2021	DUKE ENERGY FLORIDA - BILL PYMT - 2BPCJZZK	23	\$	(633.10) Lighting
9/7/2021	E MARK BREED III, P.A. - BILL PYMT - UB0CZZZK	28	\$	(435.00) Professional Fees - Legal
9/9/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - KB3CQZHR	29	\$	(850.00) Accounting - Monthly
9/17/2021	JOHN C. WADDELL - BILL PYMT - SBNMZHN	25	\$	(29.52) Postage
9/17/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - CBACPZHN	19	\$	(2,120.00) Common Grounds - Mowing
9/17/2021	JOYCE ROWE - BILL PYMT - UB8CNZHN	26	\$	(9.68) Office Supplies
9/17/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - OB7COZHN	17	\$	(1,101.00) Common Grounds - Lakes & Canals
9/27/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - UB6CPZM6	15	\$	(700.00) Activity Center - Rent
9/28/2021	DONALD ROBINSON - BILL PYMT - VBPCA2GQ	26	\$	(54.82) Office Supplies
9/28/2021	LERMA'S LANDSCAPING - BILL PYMT - FB1C2ZGQ	18	\$	(650.00) Landscaping - Monthly - September
9/28/2021	BOB SCHROEDER - BILL PYMT - CB2CCZGQ	16	\$	(27.06) General Maintenance - Misc. Repairs
9/30/2021	Deposit		\$	375.00
9/30/2021	Ending Balance		\$	219,886.84
		Total Deposits	\$	375.00
		Total Payments	\$	(7,127.45)
		Net Change	\$	(6,752.45)
SAVINGS ACCOUNT				
9/1/2021	Beginning Balance		\$	138,760.16
9/30/2021	Credit Dividends		\$	1.14
9/30/2021	Ending Balance		\$	138,761.30

At the time of the meeting Treasurer John Waddell reported 40 lots have outstanding assessments. Four homeowners have assessments in excess of \$1000.00. Three of the lots have been sent a letter from our attorney advising them that they have 45 days to pay or a lien will be filed. The fourth lot is under contract

to sell and is due to close Oct. 15, 2021. Closing company has been notified of amount due to GHOA. Total amount of dues outstanding is over \$22,000.00.

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Victoria Dale, Chair

Entrance landscaping has been updated and will continue to be updated with some additional colorful plants.

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

No report

Complaints and Violations – Robert Schroeder, Chair

Used 2 violations, both closed

Sent 8 courtesy reminders monitoring responses

Roads and Drainage – Richard Smith, Chair

Recent heavy rainfall at the end of September left standing water in some of the swales that were restored during the spring of 2021. Some of these areas (and adjacent driveways) held water for longer than 24 hours. The Roads and Drainage Committee met to discuss the problem areas on October 1, 2021.

After visiting the sites with our contractor, EPI, the committee agreed to request engineering reports for most of the problem areas. Based on these reports, we will decide what remedial steps can be taken to address the problem areas.

Our committee also agreed to request an engineering report for drainage issues that have been identified between Bunker Drive and Duffer Loop on Dog Leg Drive.

Architectural Review-Donald Robinson, Chair

1 new roof shingles

1 detached garage

1 pavers for driveway

Data Base and Directories - Marge Schindewolf, Chair

We had two new residents as of the first week of September:

Golf Hammock : RAMOS, Carlos of Duffer Loop

Cormorant Pt: FLOWERS, Carol of Waterwood Dr

Activity Center and Special Events - Linda Fisher, Chair

No Report

Events - Linda Fisher, Chair

No Report

Welcoming – Joyce Rowe

No welcome visits in September.

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

No report from the Street Captain.

Website – Ruthie

Published 1 ShoutOut:

- Meeting Agenda for September 13 General Board Meeting

Emails Received 13:

- New Subscribers: 8
- Contacted Us: 5
- Posted GHOA September 13, 2021 Draft Meeting Minutes
- Posted CPHA September 1, 2021 Monthly Meeting Minutes
- Monthly updates and maintenance

Old Business:

- John Waddell reported his findings from our Attorney Mark Breed. Assessments are paid per lot, not per parcel number

New Business:

- President Nancy Beatty addressed the many concerns homeowners have been bringing up about speeding within Golf Hammock
 - Roads in Golf Hammock are privately owned and the county cannot have patrols in here.
 - Talked about that the only option would be speed bumps, and the board has been down this road before and met with disagreements.
- Halloween will be happening in the community this year.

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

Robert Fromhartz presented a letter of concern for young people unaccompanied by adults riding a go cart. Nancy Beatty said we would send a shout out.

There also was a comment about garbage trucks leaking hydraulic fluid all over the neighborhood. John Waddell volunteered to call a county commissioner.

Also Judy Trier was concerned that we need to send information via us mail. Robert talked about street captain flyers.

Concern about solicitors coming through selling solar panels.

Also a concern about contractors having signs in yards. Board will clarify.

Speed bumps were brought up again.

We welcome everyone at the meetings.

Robert raised the idea to have a volunteer day to help 4 senior citizens that are unable to help out clean up some yards.

Next Meeting Monday November, 8 2021

Motion to adjourn made by Donnie Robinson. Marge Second. Motion passed 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