

**GOLF HAMMOCK OWNERS ASSOCIATION REORGANIZATION/JANUARY  
REGULAR MEETING DRAFT MINUTES**

**Saturday, January 15, 2022 – Sebring Christian Church– 2:00 pm**

Reorganization Meeting and January Regular Meeting was called to order by Vice President Nancy Beatty.

**Board Directors Present:**

Nancy Beatty, Robert Schroeder, Donald Robinson, Richard Smith, Matt Nelson, John Waddell, Victoria Dale

**Nominations and Election of Officers:**

All Current officers agreed to stay in their current positions for 2022.

PRESIDENT: Nancy Beatty

VICE PRESIDENT: Robert Schroeder

SECRETARY: Matt Nelson

TREASURER: John Waddell

**2022 Chairperson Assignments**

All Current Chairpersons agreed to stay in their current positions for 2022.

**Common Grounds Drainage, Culverts, and Roads, including implementation of 2022 capital budget:**

**Chairperson - Richard Smith**

**Committee Members - Richard Smith, Robert Schroeder, Nancy Beatty**

**Common Grounds Lawns, Landscape, Irrigation, Trees, Lighting/Electrical, Street Signs, Fences:**

**Chairperson - Victoria Dale**

**Common Grounds Lakes & Ponds: Chairperson - Nancy Beatty**

**Architectural Review: Chairperson - Donald Robinson**

**Complaints and Violations: Chairperson - Robert Schroeder**

**Data Base and Directories: Chairperson - OPEN**

**Activity Center: Chairperson – Linda Fisher\***

**Welcoming: Chairperson – Joyce Rowe\***

**Special events such as annual yard sale, holiday events: Chairperson - Linda Fisher\***

**Street Captains: Co-Chairs: Cindy Bowser\* and Janet Phillips\***

**Community Communication: Matt Nelson**

**\*Not on the GHOA Board of Directors**

**Officers Reports:**

**President- Nancy Beatty**

No report

**Vice President- Robert Schroeder**

Working with all the committees on a monthly basis. Special Events Signs will be posted near the entrances.

**Secretary- Matt Nelson**

No report

Golf Hammock Owners Association				
Treasurer Report				
December 2021				
<b>ASSESSMENT SUMMARY</b>				
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 Paid - October 2021 - Including Posting Corrections		\$	6,547.61	
Amount Remaining - 10/31/2021		\$	15,473.92	5.0% of 01/01/2021 Balance
Amount Paid - November 2021 - Including Posting Corrections		\$	375.00	
Amount Remaining - 11/31/2021		\$	15,098.92	4.8% of 01/01/2021 Balance
Amount Paid - December 2021 - Including Posting Corrections		\$	4,665.58	
Amount Remaining - 12/31/2021		\$	11,069.70	3.5% of 01/01/2021 Balance
	<b>Amount Remaining Detail:</b>	<b>#of Lots</b>	<b>Amt Due</b>	
	\$375.00	9	\$ 3,375.00	
	\$377.00	0	\$ -	
	\$400.00	1	\$ 400.00	
	\$402.00	1	\$ 402.00	
	\$415.09	1	\$ 415.09	
	\$434.00	0	\$ -	
	\$802.00	7	\$ 5,614.00	
	\$863.61	1	\$ 863.61	
	\$1,238.61	0	\$ -	Rec'd Pmt on Both in Dec.
	<b>Totals</b>	<b>20</b>	<b>\$ 11,069.70</b>	
<b>Notes:</b>				
1) Collection Letters sent to members with amounts owed of less than \$1,000.00				
2 One member with an amount due of \$1,238.61 as of 10/01/2021 paid \$375.00 leaving an amount due of \$863.61. Account had already been turned over to attorney before the payment was made.				
3) A member who owed \$1,238.61 sold their lot and funds have been received from the title company.				
4) The 2 members who currently \$1,238.61 have been turned over to attorney and payment made before the liens were necessary.				
<b>Date</b>	<b>Description</b>	<b>Budget Line#</b>	<b>Amount</b>	<b>Memo</b>
<b>CHECKING ACCOUNT</b>				
12/1/2021	Beginning Balance		\$ 206,386.01	
12/6/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - TBPC8Y12	23	(528.62)	West Entrance
12/6/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - 7B4CJY12	23	(551.09)	Fountain
12/6/2021	DUKE ENERGY-CAROLINAS - BILL PYMT - EB7CBY12	23	(568.15)	Lighting
12/6/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BKCY12	15	(543.64)	Activity Center - Utilities
12/6/2021	RUTHIE O'NEILL - BILL PYMT - OBECHK9L	35	(5325.00)	Web Hosting
12/9/2021	PELLA & ASSOCIATES P.A. - BILL PYMT - OB4CTK9M	29	(5850.00)	Accounting - Monthly
12/21/2021	POLSTON ENGINEERING INC. - BILL PYMT - 7BDC4YGH	33	(53,000.00)	Special Projects - Engineering - Drainage
12/21/2021	LERMA'S LANDSCAPING - BILL PYMT - 9BDCRYGH	18	(5950.00)	Landscaping - Monthly - December
12/21/2021	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - HBECZYGH	19	(5660.00)	Common Grounds - Mowing
12/21/2021	AQUATIC WEED CONTROL, INC - BILL PYMT - LB2CDYGH	17	(51,101.00)	Common Grounds - Lakes & Canals
12/23/2021	Deposit		\$4,577.69	
12/27/2021	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - XB5C9KQJ	15	(5700.00)	Activity Center - Rent
12/29/2021	METAVANTE CORP - BILL PAYMT GOLFHAMMOCK		\$650.00	
12/31/2021	Ending Balance		\$ 203,236.20	
		Total Deposits	\$5,227.69	
		Total Payments	(58,377.50)	
		Net Change	\$ (3,149.81)	
<b>SAVINGS ACCOUNT</b>				
12/1/2021	Beginning Balance		\$ 138,763.62	
12/31/2021	Credit Dividends		\$ 1.18	
12/31/2021	Ending Balance		\$ 138,764.80	

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

Irrigation system is checked on a monthly basis. Robert Schroeder helped repair/replace damaged sprinkler heads.

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

LAKE JUDY Jan 2022 New diffuser head fishing line around the head of diffuser.

**Complaints and Violations – Robert Schroeder, Chair**

One Violation for January which has been resolved

**Roads and Drainage – Richard Smith, Chair**

The current 5 year plan had allotted for some paving projects that are able to be deferred. This will allow the completion of the current drainage issues in the coming years.

**Architectural Review-Donald Robinson, Chair**

5 Approvals  
1 Garden Shed  
1 Solar  
1 Roof  
1 Fence

**Data Base and Directories -, Chair**

No Report

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

No Report

**Events - Linda Fisher, Chair**

No Report

## **Welcoming – Joyce Rowe**

I had 3 new resident contacts in December, giving each a packet. I left 2 flyers at residences where no one was home.

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

No Report

## **Website – Ruthie**

# **Website Report for Month of December, 2021**

### **Published 1 ShoutOut:**

- Soliciting Not Permitted

### **Emails Received 14:**

- New Subscribers: 11
- Contacted Us: 3

### **Postings/Updates:**

- Posted Golf Hammock Drainage Report to GHOA/CPHA Document Centers
- Posted an updated GHOA Budget for 2021
- GHOA Meeting Minutes posted as final: May through November 2021
- Drafted Shout-out for Annual Meeting Agenda and scheduled posting for January 3, 2022
- Draft Meeting Minutes for CPHA for November 2021
- Regular monthly updates to website and calendar, and announcements

## **Old Business**

- Donald Robinson brought up the issue of the speeding in Golf Hammock. Wants to explore our options to curb the speeding in our community
  - Homeowner from 2800 Lost Ball Dr. spoke about the possibility of hiring police officers to patrol from time to time.
    - Vice President Robert Schroeder explained the GHOA had explored this option before and the Sheriff was not willing to allow deputies to patrol
      - This option will be explored again to see if the Sheriff's position has changed
  - Board will also be getting quotes from EPI for Speed Bumps, Rumble Strips, and Speed Tables

## **New Business**

- President Nancy Beatty proposed to send a quarterly newsletters again to increase communication.
  - It was proposed that street captains could pass out the newsletter.
  - Issue was tabled until February regular board meeting.

**Next Meeting Monday February 14, 2022**

**Donald Robinson made a motion to adjourn the meeting. Richard Smith 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](http://www.ghoaonline.com)**