

GOLF HAMMOCK OWNERS ASSOCIATION, INC.

Board Meeting, May 11, 2026, at 7:00 PM

Golf Hammock Activity Center

BOARD MEETING MINUTES

1. **Call to Order and Welcome** - meeting was called to order at 7:00 P.M.
2. **Attendance of Board** - John Waddell present, Brian Simmons present, Norm Sochia present by phone, Nancy Beatty present, Antonia D'Elia present, John Rovero present.
3. **Approval of Minutes – April 13, 2026 Meeting**
Motion to approve the minutes made by Brian Simmons seconded by Nancy Beatty. Motion carried.
4. **Committee & Officer Reports:**
 - a. **Activity Center & Special Events – Rachelle Lovett/John Waddell**
John Waddell commented that Rachelle Lovett continues to be pleased.
 - b. **Architectural Committee – Brian Simmons –**
Brian Simmons reported that he had 1 request and 1 approval.
 - c. **Common Grounds – Nancy Beatty –**
Nancy Beatty reported that she continues to ensure all the weeds are pulled and plants look good.
 - d. **Database / Directories – Antonia D'Elia – No report.**
 - e. **Lakes & Ponds – Norm Sochia/John Waddell –**
Norm reported that we need rain and nothing to report.
 - f. **Roads and Drainage – John Rovero –**
John Rovero reported that he completed the project in Cormorant Point, we have an active proposal with Tilman to start work on Lost Ball/Hammock Road. There are still 2 outstanding projects, one on Fairway and the other on Lost Ball Court. We also need a pipe replacement on Duffer Loop/Mulligan and will keep us updated.
 - g. **Violations – John Waddell –**
John Waddell reported that he contacted Code Enforcement regarding the homeless encampment, they cited three property owners, and they were given 30 days to get this resolved. He also contacted the Sheriff's Office and spoke to them about the shootings that go on and they need to catch them in the act. He also commented that Duke Energy is going to out in the neighborhoods replacing light poles. He also reported that some residents are not watering on the correct days so he will put out Shout Out so they community is aware of day of watering. He also commented that there appears to be illegal dumping and if homeowners are caught dumping, charges will be filed.

h. Welcoming – Mary Lou Woodard –
No report.

i. Secretary – Antonia D’Elia –
No report.

j. Treasurer – Brian Simmons –
Brian Simmons reported the checking account balance is \$529,113.44 and still with outstanding liens in the amount of \$30,000.00.

k. Vice President – John Rovero –
John Rovero commented that he would like to put two “Do not enter” signs on the circle on the one-way circle. He will get pricing and present it to the board.

l. President – John Waddell –
No report.

5. Old Business

a. Compliance – FL State Bill – Progressing
John Waddell commented that we are still progressing.

b. Open Positions on the Board – Total of 3 Positions – 1 with term thru 2026 & 2 with terms thru 2027 – The 2026 position will be filled first.
John Waddell commented on the open positions still open on the board.

c. Violation Committee Openings -
John Waddell commented that he still needs someone to help on Violations if anyone is interested in helping the Board.

6. New Business

a. Discuss request for a Small Temporary Sign for Pedro’s Restaurant outside Front Entrance from May thru September 2026.
John Waddell commented that Pedro’s Restaurant would like to put a small sign out on the Front Entrance to advertise his restaurant. Motion by Brian Simmons, seconded by Nancy Beatty, to approve temporary sign thru 9/26. Motion carried.

7. Homeowner Questions / Comments – See Sign-In Sheet

8. Next Monthly Meeting is September 14, 2026.
John Waddell advised that our next meeting is September 14, 2026.

9. Motion for Adjournment – Motion by Brian Simmons and seconded by Antonia D’Elia.
Motion carried.

Golf Hammock Owners Association, Inc
Balance Sheet - Tax Basis - No Disclosures
As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	451,859 74
Savings	138,824 92
Total Checking/Savings	<u>590,684 66</u>
Accounts Receivable	
Accounts Receivable	44,348 72
Total Accounts Receivable	<u>44,348 72</u>
Other Current Assets	
PrePaid Insurance	2,007 50
Total Other Current Assets	<u>2,007 50</u>
Total Current Assets	<u>637,040 88</u>
TOTAL ASSETS	<u><u>637,040 88</u></u>
LIABILITIES & EQUITY	
Equity	
Net Equity	461,994 23
Net Income	175,046 65
Total Equity	<u>637,040 88</u>
TOTAL LIABILITIES & EQUITY	<u><u>637,040 88</u></u>

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs Actual - No Disclosures
January through April 2026

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500 00	289,500 00	0 00	100 0%
Estoppel Fee	1,200 00	3,000 00	(1,800 00)	40 0%
Finance charges	0 00	250 00	(250 00)	0 0%
Fees	3,475 00	1,500 00	1,975 00	231 7%
Garage Sale Income	280 00	360 00	(80 00)	77 8%
Interest Income	4 56	14 16	(9 60)	32 2%
Assessment Write-off	0 00	(600 00)	600 00	0 0%
Total Income	294,459 56	294,024 16	435 40	100 1%
Gross Profit	294,459 56	294,024 16	435 40	100 1%
Expense				
Annual Assessments	0 00	1,003 00	(1,003 00)	0 0%
Annual Meeting	21 50	1,102 16	(1,080 66)	2 0%
Clubhouse Rental	2,800 00	8,400 00	(5,600 00)	33 3%
Common Grounds	28,333 12	60,582 00	(32,248 88)	46 8%
Garage Sale Expense	139 80	200 00	(60 20)	69 9%
Insurance	4,015 00	9,710 00	(5,695 00)	41 3%
Lighting	3,622 42	10,440 00	(6,817 58)	34 7%
Office Expense	479 00	4,500 00	(4,021 00)	10 6%
Professional Fees	5,077 82	20,795 00	(15,717 18)	24 4%
Security	0 00	7,800 00	(7,800 00)	0 0%
Special Projects	73,215 00	330,000 00	(256,785 00)	22 2%
Taxes	61 25	200 00	(138 75)	30 6%
Web Site Maintenance	1,648 00	4,100 00	(2,452 00)	40 2%
Emergency Use	0 00	10,000 00	(10,000 00)	0 0%
Total Expense	119,412 91	468,832 16	(349,419 25)	25 5%
Net Income	175,046 65	(174,808 00)	349,854 65	(100 1)%

Golf Hammock Owners Association

Treasurer Report

APRIL 2026

Date	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
4/1/2026	Beginning Balance		\$ 529,113.44	
4/1/2026	Ruthie O'Neill	31	(\$325.00)	Web Hosting
4/2/2026	Judy Trier	19	(\$139.80)	Reimbursement Yard Sale expenses
4/2/2026	Heartland Real Estate	15A	(\$700.00)	Activity Rent
4/6/2026	Deposit		\$1,886.88	
4/6/2026	Deposit		\$800.00	
4/6/2026	Deposit		\$75.00	
4/6/2026	Deposit		\$6,370.35	
4/7/2026	Duke Energy	21	(\$725.91)	Lights
4/7/2026	Duke Energy	21	(\$33.40)	west entrance
4/7/2026	Duke Energy	21	(\$43.33)	Fountain
4/6/2026	Mow and Behold	16C	(\$345.00)	Ditch clean up and Irrigation inspection
4/6/2026	Nancy Beatty	16E	(\$268.20)	Reimbursement common ground expenses
4/6/2026	Lernas Landscapping	16E	(\$6,400.00)	Rock for flower bedding
4/6/2026	Lawn Masters	17D	(\$1,047.50)	common ground mowing March
4/7/2026	John Waddell	30	(\$61.25)	Reimbursement annual Florida Report filing fee
4/9/2026	Pella and Associates	25	(\$950.00)	Accounting services
4/10/2026	Tillman Construction	29A	(\$20,000.00)	Road and Drainage Project
4/10/2026	Home owner-Refund CK# 9662		(\$400.00)	Refund over payment 2026 assessment
4/13/2026	Tillman Construction	29A	(\$18,215.00)	Road and Drainage Project
4/13/2026	Nash Legal	24	(\$402.82)	Legal services
4/14/2026	Tillman Construction	29A	(\$20,000.00)	Road and Drainage Project
4/15/2026	Aquatic weed control	17	(\$1,156.00)	Common Grounds-Lakes & Canals
4/15/2026	Tillman Construction	29A	(\$15,000.00)	Road and Drainage Project
4/16/2026	Deposit		\$1,775.00	
4/22/2026	Revell Tree service	27	(\$2,200.00)	Tree removal - Bill to Home owner
4/28/2026	Aquatic weed control	17	(\$1,156.00)	Common Grounds-Lakes & Canals
4/30/2026	Ruthie O'Neill	31	(\$348.00)	reimbursement annual Website fee
4/30/2026	Deposit		\$1,756.28	
4/30/2026	Ending Balance		\$ 451,859.74	
		Total Deposits	\$12,663.51	
		Total Payments	(\$89,917.21)	
		Net Change	(\$77,253.70)	

SAVINGS ACCOUNT

4/1/2026	Beginning Balance		\$ 138,823.78
4/30/2026	Credit Dividends		\$ 1.14
4/30/2026	Ending Balance		\$ 138,824.92

Total Accounts Receivable as of the end of April 2026 was \$30,583.68 21 Lot Owners owe the GHOA money, resulting in over 3.0% of the Total Lot Owners.

GOLF HAMMOCK OWNER'S ASSOCIATION

F TOTAL AMOUNTS OWED BY OWNERS WITH AMOUNTS DUE FOR 2025

AFTER PAYMENTS RECEIVED THRU 04/30/2026

Amount Owed	Address	Lot#	
\$ 1,295.29	2501 Par Lane	00031	
\$ 1,295.29	2511 Par Lane	00032	
\$ 830.62	3402 Par Rd	00041	
\$ 5,802.00	2300 Fairway Circle	00053	Lien
\$ 1,295.29	2814 Par Rd	00082	
\$ 1,324.25	3109 Par Rd	00094	
\$ 830.94	3003 Divot Rd	00122	
\$ 837.35	3601 Divot Rd	00181	
\$ 830.94	2762 Duffer Rd	00228	
\$ 858.03	1800 Chip-It Way	00282	
\$ 1,288.88	4109 W. Mulligan Ct	00299	
\$ 3,446.88	4309 Duffer Loop	00304	Lien
\$ 4,000.67	4609 SandWedge Way	00323	Lien
\$ 830.67	4604 Duffer Loop	00363	
\$ 830.94	4624 Duffer Loop	00367	
\$ 830.94	1905 Dog Leg Dr	00371	
\$ 830.94	2408 Lost Ball Dr	00424	
\$ 830.94	2537 Dog Leg Dr	00483	
\$ 830.94	2921 Summertree Dr	CP049A	
\$ 830.94	2408 Golf Hammock Dr	GPV02A	
\$ 830.94	2401 Golf Hammock Drive	00001-1	
\$ 30,583.68	Report Total		