

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (DRAFT) October 13, 2025 Activity Center

Meeting was called to order at 7:00 pm by President John Waddell.

Board Directors Present:

Matt Nelson, C Brian Simmons, Norm Sochia (via phone), Nancy Beatty, John Waddell

Approval of Meeting Minutes:

Motion made by C Brian Simmons to approve September 8, 2025 Board meeting Minutes.
Nancy Beatty Second . Motion approved unanimously.

Officer Reports:

President: John Waddell

Timothy Leeseburg resigned from the GHOA Board. His position as a board member as well as the Vice President and Architectural Committee chair will need to be filled. There also will be open positions available on the board in January not including the current openings. In January the following board member seats will be available if nothing changes between now and then.

- Four full three year term positions
 - Matt Nelson Term complete. He will not be pursuing another term on the Board
 - Timothy Leeseburg Term complete. He has resigned and the position is Open.
 - C Brian Simmons Term complete. He has served on the Board for one year completing an open term. He would like to continue serving our community on the Board and will be seeking a position.
 - Nancy Beatty Term complete. She also completed the term of an open board position. She would like to continue serving our community on the Board and will be seeking a position.
- One position that ends in 2026

Law Enforcement Report:

- Two Stops and two warnings were given out.

The Landlord for the Activity Center has asked for us to clear out some of the items we are storing in some of the existing offices. Brian will look into alternative storage areas by the November meeting.

Vice President: Open

No Report

Secretary: Matt Nelson

No Report

Treasurer: Antonia D'Elia

Golf Hammock Owners Association				
Treasurer Report				
SEPTEMBER 2025				
Description		Budget		
Date		Line#	Amount	Memo
CHECKING ACCOUNT				
9/1/2025	Beginning Balance		\$482,795.82	
9/2/2025	RUTHIE O'NEILL - BILL PYMT - QBL1R7AO	31	(\$325.00)	Web Hosting
9/2/2025	CLARK PEST CONTROL - BILL PYMT - ABH1TIPJ	17E	(\$275.00)	Common Grounds Pest Control
9/8/2025	DUKE ENERGY - BILL PYMT - 7BF1WIWV	21	(\$842.33)	Lights
9/8/2025	CLARK PEST CONTROL - BILL PYMT - 5BQ1NIWV	16E	(\$210.00)	Mulching / Planter Beds
9/8/2025	DUKE ENERGY - BILL PYMT - QBQ1XIWV	21	(\$33.39)	West Entrance
9/8/2025	DUKE ENERGY - BILL PYMT - WBO1ZIWV	21	(\$47.58)	Fountain
9/9/2025	PELLA & ASSOCIATES P.A. - BILL PYMT - JBS11ITC	25	(\$950.00)	Accounting Fees
9/10/2025	REVELL SERVICE TREE INC - BILL PYMT - 6BN1NIFP	16F	(\$900.00)	Tree Trimming
9/10/2025	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 6B81YIFP	17D	(\$2,460.00)	Mowing - August 2025
9/10/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - SB41XIFP	17	(\$1,156.00)	Common Grounds-Lakes & Canals
9/11/2025	Deposit		\$2,078.41	
9/17/2025	SUNNY SOUTH EXTERMINATORS - BILL PYMT - 7BF1N84C	16E	(\$180.00)	Common Grounds Pest Control
9/17/2025	HEARTLAND REAL ESTATE INC - BILL PYMT - 4B71O85C	28	(\$300.00)	Activity Center Fee
9/17/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - YB11Q84C	28	(\$300.00)	Traffic Control
9/17/2025	NANCY BEATTY - BILL PYMT - OBL1K84C	16E	(\$73.50)	Reimbursement - Flowers & Weed Control
9/29/2025	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - CBQ1Z86G	24	(\$847.85)	Legal Services
9/29/2025	LERMA'S LANDSCAPING - BILL PYMT - QBV1886G	17B	(\$800.00)	Common Grounds - September
9/29/2025	Deposit		\$600.00	
9/30/2025	MOW & BEHOLD LLC - BILL PYMT - WB21P8Q6	16C	(\$100.00)	Irrigation Maintenance
9/30/2025	CARPENTER PRINTING & MORE - BILL PYMT - CB61V8Q6	23B	(\$255.29)	Printing - Standing Rules Booklets
9/30/2025	Ending Balance		\$475,418.29	
		Total Deposits	\$2,678.41	
		Total Payments	(\$10,055.94)	
		Net Change	(\$7,377.53)	
SAVINGS ACCOUNT				
9/1/2025	Beginning Balance		\$ 138,815.72	
9/30/2025	Credit Dividends		\$ 1.14	
9/30/2025	Ending Balance		\$ 138,816.86	
Total Accounts Receivable as of the end of September 2025 was \$26,121.27. 41 Lot Owners owe the GHOA money, resulting in over 5.3% of the Total Lot Owners.				
GOLF HAMMOCK OWNER'S ASSOCIATION				
REPORT OF AMOUNTS OF \$100 OR MORE OWED				
AFTER PAYMENTS RECEIVED THRU 09/30/2025				
Amount Owed	Address	Lot#		
\$ 380.63	3800 Par Rd	00023		
\$ 400.00	3709 Par Rd	00026		
\$ 833.41	2501 Par Lane	00031		
\$ 833.41	2511 Par Lane	00032		
\$ 399.71	3402 Par Rd	00041		
\$ 4,915.72	2300 Fairway Circle	00053	Lien	
\$ 833.41	2814 Par Rd	00082		
\$ 400.00	2808 Par Rd	00083		
\$ 383.41	2802 Par Rd	00084		
\$ 862.37	3109 Par Rd	00094		
\$ 400.00	3003 Divot Rd	00122		
\$ 406.41	3601 Divot Rd	00181		
\$ 400.00	3806 Duffer Rd	00188		
\$ 400.00	2762 Duffer Rd	00228		
\$ 400.00	3810 Divot Rd	00236		
\$ 427.09	1800 Chip-It Way	00282		
\$ 827.00	4109 W. Mulligan Ct	00299		
\$ 2,923.13	4309 Duffer Loop	00304	Lien	
\$ 3,441.69	4609 SandWedge Way	00323	Lien	
\$ 399.75	4604 Duffer Loop	00363		
\$ 400.00	4624 Duffer Loop	00367		
\$ 400.00	1905 Dog Leg Dr	00371		
\$ 400.00	2154 Dog Leg Dr	00394		
\$ 400.00	4520 Bunker Dr	00406		
\$ 400.00	2408 Lost Ball Dr	00424		
\$ 846.88	4611 Bunker Dr	00460		
\$ 400.00	4605 Bunker Dr	00461		
\$ 400.00	2537 Dog Leg Dr	00483		
\$ 400.00	2900 Lost Ball Dr	00504		
\$ 400.00	2921 Summertree Dr	CP049A		
\$ 400.00	2714 Par Rd	PR019		
\$ 400.00	2408 Golf Hammock Dr	GPV02A		
\$ 400.00	2702 Golf Hammock Dr	GPV08B		
\$ 400.00	2401 Golf Hammock Drive	00001-1		
\$ 26,314.02	Report Total			

Golf Hammock Owners Association, Inc
Statement of Operations - Budget vs Actual - No Disclosures
January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500 00	289,500 00	0 00	100 0%
Attorney Fee	1,020 00	0 00	1,020 00	100 0%
Estoppel Fee	3,675 00	3,750 00	(75 00)	98 0%
Finance charges	0 00	375 00	(375 00)	0 0%
Fees	1,650 00	1,000 00	650 00	165 0%
Garage Sale Income	360 00	260 00	100 00	138 5%
Interest Income	10 38	14 00	(3 62)	74 1%
Assessment Write-off	(666 88)	(50 00)	(616 88)	1,333 8%
Total Income	295,548 50	294,849 00	699 50	100 2%
Gross Profit	295,548 50	294,849 00	699 50	100 2%
Expense				
Annual Assessments	763 40	1,063 56	(300 16)	71 8%
Annual Meeting	160 61	1,138 56	(977 95)	14 1%
Clubhouse Rental	2,466 81	3,600 00	(1,133 19)	68 5%
Common Grounds	36,928 30	54,732 00	(17,803 70)	67 5%
Garage Sale Expense	170 16	300 00	(129 84)	56 7%
Insurance	8,236 45	8,000 00	236 45	103 0%
Lighting	7,793 15	9,015 00	(1,221 85)	86 4%
Office Expense	255 29	2,880 00	(2,624 71)	8 9%
Professional Fees	14,963 97	19,800 00	(4,836 03)	75 6%
Security	3,150 00	3,900 00	(750 00)	80 8%
Special Projects	669 00	380,000 00	(379,331 00)	0 2%
Taxes	200 00	185 00	15 00	108 1%
Web Site Maintenance	3,309 70	4,100 00	(790 30)	80 7%
Emergency Use	0 00	10,000 00	(10,000 00)	0 0%
Total Expense	79,066 84	498,714 12	(419,647 28)	15 9%
Net Income	216,481 66	(203,865 12)	420,346 78	(106 2)%

Committee Reports:

Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) - Nancy Beaty, Chair

Contracted Lermas Landscaping to put rock into the first 10-12 flower bed islands on Golf Hammock Dr. Estimate: \$3,100.00. The other 10 islands will wait until the beginning of next year.

Looking at addressing the dead/dying bushes along Lost Ball Dr. in front of the RV Storage lot.

Also would like to have the Attorney consulted about assessing the owner of the tract A area the GHOA has been maintaining.

Common Grounds (Lakes and Ponds) - Norm Sochia, Chair

All reports received have been satisfactory.

Complaints and Violations – Judy Trier, Chair; John Waddell, Board Director

Two letters were sent out for the month of September.

- One Violation letter
- One Courtesy letter

Roads and Drainage – John Rovero, Chair

Eagle and Birdie Courts Drainage Project awarded to Tillman Construction. Project to begin approximately 16 October and should be complete within 2 weeks.

Discussion with contractor to complete earlier project across circle on Par Court.

Discussion with contractor to complete drain line from Par Rd to the Cormorant Point main lake utilizing horizontal drilling.

Contractor to examine faulty drain line beneath Duffer Loop.

Architectural Review- Open Chair

No Report

Welcoming – Open Chair

No Report

Databases and Directories - Antonia Rivera

No Report

Activity Center and Special Events - C. Brian Simmons

No Report

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

No Report

Website Monthly Report for September 2025

Emails/New Subscriptions received:

New Subscribers: 2

Contacted Us: 7

ShoutOuts: 1

- Feeding Wildlife in Golf Hammock

Website Postings/Other:

- Regular monthly updates

Old Business:

- There are currently two open board positions. Application is on the website. Contact Matt Nelson with any questions.

New Business:

- Matt Nelson made a motion for John Rovero to take over as Vice President until the end of 2025. Nancy Beatty second. Motion approved unanimously.
- Matt Nelson made a motion for C. Brian Simmons to take over as Architecture Committee Chair. Nancy Beatty second. Motion approved unanimously.
- C. Brian Simmons made a motion to modify Standing Rule 12 to reflect compliance with the 2024 amendment to Florida Statute § 720.3045, clarifying that the Association's authority applies only to improvements visible from neighboring parcels, street frontage, or common areas. to comply with the new state law. Nancy Beatty second. Motion approved unanimously.

- **S.R. 12**

Any/All outbuildings or unattached garages must be constructed with same/similar material, color (as close as possible), and roof (shingle/metal) as the main dwelling. All outbuildings/unattached garages must be maintained to the same standards as the main dwelling. All metal constructed structures of any size/shape/purpose are not authorized in Golf Hammock unless specifically approved in writing by the Architectural Committee and Board.

Per Florida Statute §720.3045 (2024), Association authority applies only to structures, improvements, or features visible from the street frontage, adjacent lots, or common areas. Any portion of a structure not visible from these vantage points is not subject to Association regulation or approval.

Amended: October 13, 2024

- C. Brian Simmons made a motion to continue to use Shannon Nash as the Board's Attorney after leaving Swaine, Harris, and Wohl. She is establishing her own practice. Matt Nelson second. Motion approved unanimously
- Trick or treat is going to be recognized on October 25th, which coincides with the City of Sebring

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is November 10, 2025 at the Activity Center.

Matt Nelson made a Motion to adjourn the meeting. C. Brian Simmons 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

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 6/13/25
 Time: 7:00 pm
 Location: Activity Center

Name	Address	Topic
Priscilla Love	1702 Mulligan Rd.	
Lee Love	" "	
Charles Steele	4101 Duffer Loop	
Hai Maion	4002 Mulligan Ct.	HOA / Carport
Fred + Vickie Finkston	1812 Shadrup Ct.	
Edwin + Lynda Pantoya	1300 Putter Court	HOA Budget
Robert Lynch	3610 Duvet Rd.	
Lynda Neke	3810 Duvet Rd.	
Jessie Maibach	2411 Dog Leg Dr.	_____ Duke Energy
Don Norton	3816 Duvet Rd.	Electrons
Christa Berk Collins	2616 Dog Leg	Baccours
Vicki Buckel	2112 Dog Leg	
Ellen Schall	2124 Dog Leg	

Bob Froehner 3901 Duvet Rd. Anthony Miller
 Phil Gilbert 2125 Par
 Tony Starnon 2131 Par
 Dave Starnon 2021 Par
 Kenneth Miller

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 10/13/25

Time: 7:00 pm

Location: Activity Center

[illegible]