

**GOLF HAMMOCK OWNERS ASSOCIATION ANNUAL BOARD MEETING DRAFT
MINUTES SATURDAY, JANUARY 15, 2022
SEBRING CHRISTIAN CHURCH
MEETING – 2:00 pm**

Meeting was called to order by President Nancy Beatty

Board Directors Present:

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

Approval of Meeting Minutes

Motion made by Rober Schroeder to approve January 2021 Annual Minutes. Richard Smith Second. John Waddell abstained from the vote because he wasn't a board member at the time. Motion Approved

Officer Reports:

President: Nancy Beatty

2021 was an interesting year in many ways. We started out with zoom meetings, than we met at Sebring Christain Church than our activity center.

We received an approval for the MRTA.

We completed many drainage problems and some road paving.

When I became President the one subject I said would be important was the board would be transparent. I believe we have done that

Our entrance is becoming more welcoming, more to come, new signs have been put up.

We looked into a Management Company to take over.

We have looked into speeding with the Sheriff and new speed tables, or bumps

Finally Thank You Board members on a very productive year, Thank You for all your help when I call.

Vice President: Robert Schroeder

- Assisted President in support of creating/enforcing approved policies, processes and procedures
- Assisted committees in planning and achieving the required solutions
- Provided volunteer work for: Removing-replacing mulch, planting at various locations, weeding

Secretary: Matt Nelson

No Report

Treasurer: John Waddell

GOLF HAMMOCK OWNERS ASSOCIATION
 TREASURERS REPORT - ANNUAL MEETING
 JANUARY 15, 2022
 KEY FINANCIAL ITEM ANALYSIS - YEAR ENDED 12/31/2021

	AS OF <u>12/31/2021</u>	AS OF <u>12/31/2020</u>	CHANGE <u>INCREASE (DECREASE)</u>	
CASH ANALYSIS:				
Checking Account	\$ 203,236.20	\$ 211,164.39	\$ (7,928.19)	
Savings Account	\$ 138,764.80	\$ 138,750.92	\$ 13.88	
Total Cash	\$ 342,001.00	\$ 349,915.31	\$ (7,914.31)	
ACCOUNTS RECEIVABLE ANALYSIS:				
Amount Due	\$ 11,706.06	\$ 22,311.03	\$ (10,604.97)	All Resulting from Unpaid Dues/Assessments
2021 INCOME & EXPENSE ANALYSIS:				
	<u>12/31/2021</u>	<u>12/31/2021</u>	<u>VARIANCE AMOUNT</u>	
	<u>YEAR END AMOUNT</u>	<u>BUDGET AMOUNT</u>	<u>UNDER (OVER) BUDGET</u>	
Total Income	\$ 299,895.14	\$ 294,520.00	\$ (5,375.14)	Primarily from Estoppel Fees, & Finance Charges & Fees from Late Payment of Annual Dues/Assessments
Special Note: Approximately 75 lots/homes were sold in 2021 - almost 10% Turnover.				
Annual Meeting Expense	\$ 1,263.46	\$ 1,650.00	\$ 386.54	Room Rental, Mailing of Notice
Clubhouse/Activity Center	\$ 9,217.71	\$ 9,600.00	\$ 382.29	Rent & Utilities
Common Grounds				
General Maintenance	\$ 13,296.99	\$ 10,600.00	\$ (2,696.99)	Irrigation Pump Repair - \$6,359.00
Lakes & Canals	\$ 13,857.00	\$ 15,000.00	\$ 1,143.00	
Landscaping	\$ 10,169.02	\$ 10,000.00	\$ (169.02)	
Mowing	\$ 15,115.00	\$ 15,500.00	\$ 385.00	
Pest Control & Other	\$ 715.96	\$ 1,800.00	\$ 1,084.04	
Total	\$ 53,153.97	\$ 52,900.00	\$ (253.97)	
Directory	\$ 3,101.38	\$ 2,600.00	\$ (501.38)	Offset by Advertising Income of \$1,850.00
Emergency Use	\$ 200.00	\$ 10,000.00	\$ 9,800.00	
Insurance	\$ 7,103.86	\$ 7,250.00	\$ 146.14	
Lighting (Electric)	\$ 8,692.59	\$ 9,000.00	\$ 307.41	
Office Expense				
Printing	\$ 8,573.14	\$ 5,000.00	\$ (3,573.14)	Over Primarily for MRTA
Postage	\$ 1,999.87	\$ 150.00	\$ (1,849.87)	Over Primarily for MRTA
Other	\$ 716.04	\$ 800.00	\$ 83.96	
Total	\$ 11,289.05	\$ 5,950.00	\$ (5,339.05)	
Professional Fees				
Accountant	\$ 10,232.15	\$ 10,500.00	\$ 267.85	
Engineering & Consulting	\$ -	\$ 2,500.00	\$ 2,500.00	
Legal	\$ 2,692.44	\$ 15,000.00	\$ 12,307.56	
Total	\$ 12,924.59	\$ 28,000.00	\$ 15,075.41	
Special Projects				
Engineering Work	\$ 3,000.00	\$ 10,000.00	\$ 7,000.00	
Paving & Road Repair	\$ 103,256.20	\$ 104,000.00	\$ 743.80	
Drainage	\$ 100,375.00	\$ 130,000.00	\$ 29,625.00	
Total	\$ 206,631.20	\$ 244,000.00	\$ 37,368.80	
Web Site Maintenance	\$ 3,299.59	\$ 4,100.00	\$ 800.41	
Total Expenses Analyzed	\$ 316,877.40	\$ 375,050.00	\$ 58,172.60	

The board was cognizant and aware of the budget the past year. Many board members donated their time for projects which helped keep the budget in line. Past Due assessments from 2021 ended up at \$11,700.00. Approved Budget is available on the website.

Committee Reports:

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

- All trees that needed to be trimmed were addressed & cut
- Some planter beds were refurbished with new plants, etc.
- Irrigation system is checked monthly & repairs are done

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

Lakes and Ponds LAKE JUDY February 2021 replaced diffuser head
August 2021 aeration maintenance

All lakes are looking good

Complaints and Violations – Robert Schroeder, Chair

- 2021 issued 22 violations (all closed)
- Issued 1 fine in accordance with Standing Rule #27
- 2021 - wrote approximately 50 Courtesy Reminders (all closed)
- Dismissed 3 complaints after investigation
- Conducted random community surveys

Reminder that no rentals less than 6 months are allowed in Golf Hammock. If anyone is aware of homeowners advertising for or participating in a short term rental please fill out a complaint form so we can address the issue.

Roads and Drainage – Richard Smith, Chair

2021 Roads and Drainage Annual Report

The year began with my volunteering to assume the duties of the Roads and Drainage Committee Chair. From that time in January, I coordinated the completion of projects that had been identified for attention in 2021 and worked with the committee to make adjustments to projects and plan for 2022.

Projects that were completed in 2021 included:

1. **Paving:** Golf Haven Terrace from Waterwood Drive to Sugar Pine Circle, Sugar Pine Circle from Cormorant Point Drive to Golf Haven Terrace, and Cormorant Point Drive from Par Road to the Cul-De-Sac. Asphalt repairs were also made to two depressions on Cormorant Point Drive and a depression on the east side of the main entrance.
2. **Drainage:** Swale restoration was done on both sides of Cormorant Point Drive from Waterwood towards the east, the east side of Waterwood from Cormorant Point Drive to Golf Haven Terrace, both sides of Golf Haven Terrace from Waterwood to Summer Tree Circle and the southeast corner of Golf Haven and Summertree, and on Lost Ball Drive both sides

of the road from roughly between Bunker Drive and 9th tee Court.

The Roads and Drainage Committee met several times during 2021 to help guide the completion of the drainage projects and make adjustments where needed. An online survey was also developed to allow homeowners to communicate drainage issues for possible future remediation.

Heavy rains at the end of September revealed the need for further attention to some of the areas where swale restorations were made. Our Committee employed the services of an engineer to make recommendations for these areas and they are included for attention in the plan for 2022 drainage projects. A detailed review of the engineering report is included in my December 2021 Report and the full report is on the GHOA website in the Document Center under "Documents". It is titled Golf Hammock Drainage Report.

In 2022, our committee has identified the following for completion:

1. Monitor Lost Ball Drive through the next rainy season to see if there are further instances of persistent standing water. During this time, we will verify outflow from 9th tee court. If further drainage remediation is determined to be needed, funding has been set aside in the 2022 budget for this purpose.

2. Further swale restoration on the north side of Cormorant Point Drive from approximately 3602 to 3410. There may also be driveways that will need to be replaced with the proper dip in the HOA right of way.

3. The corner of Cormorant Point Drive and Waterwood has a driveway that needs to be reshaped to include the appropriate amount of dip to match the swale and allow for water to flow.

4. Swale restoration on the west side of Summertree drive to the catch basin located on that side of the street.

5. Reshaping of swales and some driveways on Dog Leg Drive from house number 2007 thru approximately 2124. At the terminal area of restoration near 2124, a catch basin and culvert is proposed to extend under Dog Leg and empty into the preserve. Sock pipe would also be installed along this area and tie into the catch basin before outflowing through the culvert under Dog Leg Drive.

6. Possible replacement of drainage pipe under the roadway at 3120 Waterwood Drive.

7. Begin clearing Brush and trees from the East Ditch for eventual reshaping.

Thanks goes out to Nancy Beatty and Bob Schroeder for their service on the Roads and Drainage Committee. Their input has been very helpful during my first year as committee chair.

Just a reminder there is a drainage survey on the website available for homeowners to complete if they have issues to report.

Architectural Review-Donald Robinson, Chair

Annual Report: 63 Total Requests Approved

Solar 8

Sheds 9

Driveways 8

Roof 6

Fence 9

Painted houses 6

Detached garage 1

New homes 3

Screen room 3

Hedge 1

Windows 2

Generator 2

Docks 3

Garden arch 1

Pool 2

Data Base and Directories - Marge Schindewolf, Chair

Total of new residents for Golf Hammock Community : 61

Cormorant Point : 23

Golf Hammock : 38

Marge Schindewolf is retiring from her position.

Activity Center and Special Events - Linda Fisher, Chair

Activity Center has been opened and continued usage through the year. Some activities had limited or discontinued usage due to covid.

Events - Linda Fisher, Chair

Community Yard Sale scheduled for February 19th @ Sebring Christian Church from 8:00 to 12:00. Need to request a form to reserve a spot @ \$10.00 per spot, contact Judy Trier email: jrtrier@gmail.com.

Welcoming – Joyce Rowe

I had 23 contacts with new residents in 2021, mostly at the door conversations, due to the continuing pandemic. I gave out information, and answered any questions they may have had. All received a welcoming packet. I also left quite a few welcome flyers at residences where no one was home.

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

No Report

Website – Ruthie

- Posted monthly meeting minutes, agendas, and other monthly website postings for Golf Hammock and Cormorant Point.
- **26** ShoutOuts were published, **91** emails were received, and **108** new subscribers signed up to receive updates.
- Boosted online security with **reCAPTCHA** to submission forms (Subscribe for Updates and Contact Us forms). This added security protects against spam and other types of online automated abuse.
- Received a high performance and site speed score on the website (new added

feature). **Other Postings:**

GHOA

- Revived Articles of Incorporation, By-Laws & Covenants & Restrictions. • Updated Owners Quick Reference Guide (Rev. D—May 2021).

CPHA

- First Amendment to the By-Laws of the Cormorant Point Homeowners Association: Revived By-Laws.
- First Amendment to the Addendum to By-Laws, Rules, Regulations & Clarifications. • Second Amendment to the Addendum to By-Laws, Rules, Regulations & Clarifications. • Updated CPHA Resource Center: Archived files from 2015-2018 and CPHA Governing documents.

Old Business:

- New procedure/form for purchasing in Golf Hammock. Before an estoppel letter is issued the new buyer and their realtor will have to sign off on a form that acknowledges their comprehension of the GHOA rules and regulations.

New Business:

- None

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

Motion to adjourn made by Robert Schroeder . 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.ghoainline.com