

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(FINAL) MONDAY, SEPTEMBER 11, 2023 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Nancy Beatty.

**Board Directors Present:**

Nancy Beatty, John Waddell, Matt Nelson, Donald Robinson, Timothy Leesburg, Robert Schroeder, Louis Hughes

**Approval of Meeting Minutes**

Motion made by Robert Schroeder to approve August 14, 2023 Board meeting Minutes. John Waddell Second. Motion was approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Special meeting was held to interview two volunteers for one open board position. New board member will be taking over the Chair of the Common Grounds committee. They will be actively looking for committee members from the community. New Board member appointed to GHOA Board is Kyle Smith.

**Vice President: Robert Schroeder**

Worked on homeowner informational packets for distribution in September and October. Packets will include Copy of current updated standing rules and information on applying for open GHOA Board positions.

**Secretary: Matt Nelson**

No Report

**Treasurer Reports:**

Golf Hammock Owners Association				
Treasurer Report				
AUGUST 2023				
Budget				
Date	Description	Line#	Amount	Memo
<b>CHECKING ACCOUNT</b>				
	<b>Beginning Balance</b>		\$ 476,107.67	
8/1/2023	RUTHIE O'NEILL - BILL PYMT - 8BLCWQZL	31	(\$325.00)	Web Hosting
8/4/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - VBQC05K4	15D	(\$145.18)	Utilities - Activity Center
8/4/2023	DUKE ENERGY - BILL PYMT - 6BNCSS24	21	(\$33.40)	West Entrance
8/4/2023	DUKE ENERGY - BILL PYMT - 5BAC25K4	21	(\$44.00)	Fountain
8/4/2023	DUKE ENERGY - BILL PYMT - 0BOCUS24	21	(\$892.99)	Lighting
8/9/2023	JOHN C. WADDELL - BILL PYMT - JB2CH5OG	23A	(\$119.84)	Reimbursement - Certified Postage
8/9/2023	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - UB6C8SOG	17D	(\$2,120.00)	Common Grounds - Mowing
8/9/2023	AQUATIC WEED CONTROL, INC. - BILL PYMT - TBSC75OG	17	(\$1,156.00)	Common Grounds - Lakes & Canals
8/9/2023	REVELL SPREADER SERVICE TREE INC - BILL PYMT - IB7CG5OG	16F	(\$300.00)	Common Grounds - Tree Trimming
8/9/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - 0B8CTQDV	25	(\$900.00)	Accounting - Monthly
8/21/2023	TAYLOR LAWN CARE - BILL PYMT - 5BDC25D7	29X	(\$160.00)	Lawn Maintenance to Be Charged to Homeowner
8/22/2023	DONALD ROBINSON - BILL PYMT - YBLCISQK	23C	(\$55.90)	Reimbursement - Office Supplies
8/22/2023	LERMA'S LANDSCAPING - BILL PYMT - EBPCH5QK	17D	(\$650.00)	Common Grounds - Monthly - August
8/28/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - TB5C55D1	15A	(\$700.00)	Activity Center - Rent
8/30/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - 6BXC5V5QW	25	(\$7.92)	Collections - Accounting - Postage Fees
8/30/2023	CLARK PEST CONTROL - BILL PYMT - IBLC955W	16E	(\$730.00)	Pest Control - Bushes & Flower Beds
8/30/2023	CINDY BOWSER - BILL PYMT - 3B5CQ5QW	13A	(\$32.50)	Reimbursement - Street Captain Vests
8/30/2023	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 4BTCWSQW	24	(\$370.00)	Legal Fees
8/30/2023	Deposit		\$1,363.09	
8/31/2023	<b>Ending Balance</b>		\$ 468,728.03	
		Total Deposits	\$1,363.09	
		Total Payments	(\$8,742.73)	
		Net Change	(\$7,379.64)	
<b>SAVINGS ACCOUNT</b>				
8/1/2023	<b>Beginning Balance</b>		\$ 138,786.74	
8/31/2023	Credit Dividends		\$ 1.18	
8/31/2023	<b>Ending Balance</b>		\$ 138,787.92	
<b>ADDITIONAL INFORMATION:</b> The Accounts Receivable Balance on 08/31/2023 was \$10,476.33 vs. \$11,689.42. Only a slight decrease of \$1,213.09.				
I will be meeting with the Association's Attorney soon to start the legal collection process on the 11 accounts/lots who still				
owe dues, late charges, and finance charges for 2022 and 2023. Previously, 4 accounts owing over \$1,000 were turned				
over to the attorney with only 1 of them making payment as of 08/31/2023.				

Meeting with the Board attorney this week to turn over 11 homeowner accounts that owe more than \$1,000.00 in past due assessments.

**Committee Reports:**

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

Appointed new GHOA Board membe Kyle Smith to Chair this committee

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

All the lakes and ponds have been sprayed and nothing unusual to report.

All lights have been changed and the next billing cycle should see the change.

## **Complaints and Violations – Judy Trier, Chair; Timothy Leesburg, Board**

- 2 courtesy letters
- 4 CL to violations
- 2 Final violations with 30 days notice One has refused a registered letter.
- On one property I have notified the Highlands County Board of Health for a pool with unfiltered water and called the Sheriff's department for a wellness check.
- Homeowner asked for an excution for a commercial vehicle he parks in his driveway. He said it will eventually be used to pull an RV. He explained he uses the vehicle as a pickup truck. By-laws state in article 15 under trucks and heavy equipment, that no truck or other commercial vehicle larger than a ¾ ton pickup shall be kept on property. Exclusion was denied by GHOA Board.

## **Roads and Drainage – Louis Hughes, Chair**

- Swale being added to par lane on the 18th of September
- Obstruction in Drain system off Lost Ball Ct. along hole number 12. Contractor has not been able to address it.
- Met with the Golf Course Owner to observe holding ponds.

## **Architectural Review-Donald Robinson, Chair**

- Solar @1300 Putter Ct
- Solar@2131 Par Rd.
- Open patio area @ 4342 Par Rd.
- Garden shed, @1702 Mulligan Rd.
- Fire pit ,old shed repair and paint.,
- 4' black chain link fence,driveway painted sidewalk, landscape.

## **Welcoming – Joyce Rowe**

No Report

## **Website - Ruthie**

### **Emails/New Subscriptions Received:**

New Subscribers: 5

Contacted Us: 3

### **Shoutouts: 2**

August 14 General Meeting Notice

Walmart Immunization Shots

**Website Postings/Other:**

GHOA May 2023 Minutes

Amended Standing Rules

Posted Updated Owner's Quick Reference Guide

Rental Agreement and Letter of Understanding

Posted GHOA Board Member Application

Regular monthly website updates

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

Street captains will be utilized to deliver homeowner packets in the months of September and October.

**Old Business:****New Business:**

- Robert Shroeder made a motion to amend standing rule 34 that will allow commercial work to be done in Golf Hammock from 7:00am to 7:00pm June through September and 8:00am to 6:00pm October through May. John Waddell Second. Motion approved unanimously.
- Treasurer John Waddell will meet with individual GHOA Board members to go over budgets for 2024
- Muscovy duck problem. Total cost to get rid of Ducks would be approximately \$5,000.00. Board member John Waddell would like GHOA to split the expense 50/50 with Cormorant Point HOA. Motion to dispose of Muskogee Duck problem by Donald Robinson. Nancy Beatty Second. Motion approved 7-1.

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

Next Meeting Monday October 9, 2023 7:00 pm at the activity center.

Robert Schroeder made a Motion to adjourn. Donald Robinson 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](http://www.ghoaonline.com)**