

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(FINAL) December 9, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President John Waddell.

**Board Directors Present:**

John Waddell, Matt Nelson, Timothy Leeseburg, Norm Sochia, John Rovero, Antonia D'Elia,  
John Rovero

**Approval of Meeting Minutes:**

Motion made by Antonia D'Elia to approve November 11, 2024 Board meeting Minutes. Norm Sochia Second. Motion approved unanimously.

**Officer Reports:**

**President: John Waddell**

**Vice President: Timothy Leeseburg**

No Report

**Secretary: Matt Nelson**

No Report

**Treasurer: Matt Nelson**



## **Committee Reports:**

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

No Report

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

Everything Status quo

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

Three Courtesy letters sent.

**Roads and Drainage – John Rovero, Chair**

Working on Two projects Eagle Ct and Birdie Ct. Next priority will be in Cormorant Point to look into increasing drainage into through the ponds and out the back of the front entrance.

**Architectural Review- Timothy Leeseburg, Chair**

- 2797 Duffer Rd. - Temporary fence
- 1903 Mulligan Rd. - Roof mounted solar panels
- 3405 Duffer Rd. - Roof mounted solar panels
- 4512 Sandwedge Way. - Removal of vinyl siding, replace with board & batten & shiplap. Painting exterior of home.
- 2053 Par Rd. - Painting exterior of home
- 4608 Duffer Lp. - Install Playstation
- 2800 Lost Ball Dr. - Removal of shrubbery and cu
- 4416 Mulligan Ct W - Repair/Replace existing driveway

**Welcoming – Millie Anderson**

Three new homeowners welcomed.

**Databases and Directories - Antonia Rivera**

Three new homeowners.

**Activity Center and Special Events - Open Chair**

No Report

## **Website - Ruthie**

### **Website Monthly Report for November 2024**

#### **Emails/New Subscriptions received:**

**New Subscribers: 4**

**Contacted Us: 4**

**ShoutOuts: 2**

- General Meeting Agenda**
- GHOA Board Openings**

#### **Website Postings/Other:**

- GHOA October 23, 2024 Draft Meeting Minutes**
- GHOA September 12, 2024 Final Meeting Minutes**
- CPHOA November 6, 2024 Meeting Minutes**
- GHOA November 11 Draft Meeting Minutes**
- GHOA October 23, 2024 Final Meeting Minutes**

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

No Report

### **Old Business:**

- President John Waddell encouraged all board members to complete their certification training.
- 2025 GHOA Draft Budget Discussion and Approval
  - Timothy Leeseburg made a motion to approve the 2025 Budget. John Rovero Second. Motion approved unanimously.
  - Budget Attached

### **New Business:**

- 2 new board applications for the 3 open positions Nancy Beatty was the only applicant present. Board had the opportunity to question her. Timothy Leeseburg made a motion to appoint Nancy Beatty to the board. Norm Sochia Second. Motion approved unanimously.

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

Next Meeting is our Annual Meeting on January 25, 2024 1:30 pm at the Activity Center.

Norm Sochia made a Motion to adjourn. John Rovero 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)**

Golf Hammock Owners Association			
Approved @ Board Meeting 12/09/2024		2025 BUDGET	
			2025
			Budget
			Amount
Line#	Description		
<b>REVENUE:</b>			
	Special Assessment		
1	Assessment Write Off		\$ (50.00)
2	Assessments	772 Lots @ \$375/Lot	\$ 289,500.00
3	Clubhouse Use Fee		\$ -
4	Garage Sale		\$ 260.00
5	Interest Income		\$ 14.00
	Finance Charges		\$ 375.00
6	Admin Fees		\$ 1,000.00
7	Attorney Fees Collected		\$ -
8	Estoppel Requests	Budget for 50 Lot Sales	\$ 3,750.00
9	Misc. Income		\$ -
10	Directory Ads		\$ -
11	Property Owner Lawn Maintenance		\$ -
<b>Total Revenue</b>			<b>\$ 294,849.00</b>
<b>EXPENSE:</b>			
12	Annual Assessments		\$ 1,063.56
12A		Printing	\$ -
12B		Postage	\$ 563.56
12C		Other	\$ 500.00
13	Annual Meeting		\$ 1,138.56
13A		Printing / Postage	\$ 813.56
13B		Room Rental	\$ 75.00
13C		Other	\$ 250.00
14	Bank Service Charges		\$ -
15	Activity Center		\$ 3,600.00
15A		Rent	\$ 3,600.00
15B		Utilities	\$ -
16	Common Grounds Total		
16A	Common Grounds General Maintenance		\$ 10,800.00
16B		Misc. Repairs	\$ -
16C		Irrigation Maintenance	\$ 1,800.00
16D		Fencing Maintenance	\$ 1,000.00
16E		Mulching / Planter Beds	\$ 1,500.00
16F		Tree Trimming	\$ 6,500.00
17	Common Grounds Lakes & Canals		\$ 14,372.00
17A	Common Grounds Landscaping		\$ 11,100.00
17B		Monthly	\$ 9,600.00
17C		Landscape Maintenance	\$ 1,500.00
17D	Common Grounds Mowing		\$ 17,260.00
17E	Common Grounds Pest Control		\$ 900.00
17F	Common Grounds Other		\$ 300.00
18	Directory		\$ -
19	Garage Sale Rental		\$ 300.00
20	Insurance		\$ 8,000.00
21	Lighting		\$ 9,015.00
22	Directory		\$ -
23	Office Expense ( Postage & Printing)		\$ 2,880.00
23A		Regular Postage	\$ 470.00
23B		Printing	\$ 1,330.00
23C	Office Expense Supplies		\$ 480.00
23D	Office Expense Other		\$ 600.00
	Professional Fees		\$ 19,800.00
24	Professional Fees Legal		\$ 8,400.00
25	Professional Fees Accounting		\$ 11,400.00
26	Professional Fees Engineering & Consulting		\$ -
26A	Professional Fees - Other		\$ -
27	Property Owner Lawncare		
28	Security & Traffic Monitoring		\$ 3,900.00
29	Special Projects		\$ 380,000.00
29A		Drainage Projects	\$ 350,000.00
29B		Paving and Road Repair	\$ 15,000.00
29C		Engineering Work	\$ 15,000.00
29X	Net Charges/Expenses to Owners		\$ -
30	Florida Annual Filing		\$ 185.00
31	Website Maintenance		\$ 4,100.00
32	Emergency Allowance		\$ 10,000.00
<b>Total Expenses</b>			<b>\$ 498,714.13</b>
<b>To Be Drawn from Checking &amp; Savings Account</b>			<b>\$ (203,865.13)</b>
<b>* Net Revenues / Expenses</b>			<b>\$ -</b>
<p>THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.</p>			

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Home Owners Association (GHOA) Monthly Meeting Sign-In Sheet

12/9/2020

Location: GHOA Family Center

Name	Address	Topic
Barbara Burns	430/ 9TH TEE CT	ASPHALT ISSUES
Ron Handwerker	COMMORANT POINT DR	Reunions/ Celebration
Doc Henry	"	"
TONY	"	"
<del>Mark</del>		
Linda Pantoja	1300 Putter Ct.	Citation
Wendy Martinez	3400 Duffer Rd	
Wanda Augustin	3007 Duffer Rd	
Joyce Ross	2500 Duffer Rd	xmas Decor