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

	Golf Hami	nock Owners /	Association	
	Treasurer Report NOVEMBER 2024			
		Budget		
	Description	Line#	Amount	Memo
Date	CHECKING ACCOUNT	Liner	Anoun	Mento
11/1/2024	Beginning Balance	K - 3	\$286,327.38	
11/1/2024	RUTHIE O'NEILL - BILL PYMT - KB91RE83	31		Web Hosting
11/12/2024	PELLA & ASSOCIATES P.A BILL PYMT - 48I1REGH	25		Accounting-Monthly
11/12/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - MBK1F4V2	158	(\$96.25)	Utilities-Activity Center
11/12/2024	DUKE ENERGY - BILL PYMT - M8F1E4V2	21	(\$45.05)	Fountain
11/12/2024	DUKE ENERGY - BILL PYMT - GB7134V2	21	(\$721.93)	Lighting
11/12/2024	LAWN MASTERS OF HIGHLANDS, INC BILL PYMT - WB5144V2	170	(\$1,810.00)	Common Grounds-Mowing - October
11/12/2024	DUKE ENERGY - BILL PYMT - 8BV124V2	21	(\$33.40)	West Entrance
11/18/2024	HIGHLANDS ELECTRIC INC - BILL PYMT - IB31Q4X5	168		Replace 2 Photo Cells at Main Entrance
11/18/2024	SOLID GROUND LANDSCAPES - BILL PYMT - 4BN154X5	32	(\$360.00)	Common Grounds - Hurricane Damage
11/18/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - HBH1U4X5	17	(\$1,156.00)	Common Grounds-Lakes & Canals
11/26/2024	MOW & BEHOLD LLC - BILL PYMT - ZB51Q4Q8	16C & 17		Sprinkler Repair & Ditch Clean Up
11/26/2024	SWAINE, HARRIS, & WOHL, P.A BILL PYMT - 68L12458	24	(\$425.00)	Legal Services
11/26/2024 11/26/2024	LERMA'S LANDSCAPING - BILL PYMT - TBI1L4Q8 GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBU1IELO	17A 15A	(\$800.00) (\$700.00)	Common Grounds-Monthly-November Activity Center-Rent
11/26/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 2841P4Q8	28	(\$150.00)	Security - Road Safety
11/26/2024	REVELL SERVICE TREE INC - BILL PYMT - UBITW4Q8	32	(\$800.00)	Common Grounds - Hurricane Damage
11/26/2024	Deposit	32	\$830.63	contention decondes - namicane contrage
11/30/2024	Ending Balance		\$278,185.38	
11/30/2024	Linding bolarioe	Total Deposits	\$830.63	
		Total Payments	(\$8,972.63)	
		Net Change	(\$8,142.00)	
			And the second s	
	SAVINGS ACCOUNT	£ 3		
11/1/2024	Beginning Balance	0	\$ 138,804.16	
11/30/2024	Credit Dividends	1	\$ 1.14	
11/30/2024	Ending Balance	0 0	\$ 138,805.30	
83.43V		- 19 19		
ditional Information:	The Accounts Receivable Balance on 11/30/2024 was \$16,543.29			
	GOLF HAMMOCK OWNER'S ASSOCIATION			
	REPORT OF AMOUNTS OF \$400 OR MORE OWED	C 5		
	AFTER PAYMENTS RECEIVED THRU 11/30/2024	8 8		
Amount Owed	Address	Lot#	ý v	
Contraction of the second s	2501 Par Lane	00031		
	2511 Par Lane	00032		
	2300 Fairway Circle	00053		
	3004 Par Rd	00080		
406.00	2814 Par Rd	00082		
406.00	2802 Par Rd	00084		
433.13	3109 Par Rd	00094	1	
(3101 Divot Rd	00120		
	3404 Duffer Rd	00196		
	2776 Duffer Rd	00221		
	2766 Duffer Rd	00226		
	2011 Muligan Rd	00265		
	4109 W. Mulligan Ct	00299		
	4309 Duffer Loop	00304		
	4609 SandWedge Way	00323		
	4122 Duffer Loop 1308 Putter Ct	00332	1	
1.239.14	4410 Bunker Dr	00334		
the second se				
406.00	4611 Bunker Dr			
406.00	4611 Bunker Dr	00460	7	
406.00 418.62		00460		
406.00 418.62 16,497.59	4611 Bunker Dr Report Total October Report Total	00460		

Assistance with report provided by John Waddell

Checking Account Total Payments: \$8,972.63 Total Deposits: \$830.63 Checking Account Ending Balance: \$278,185.38 Savings Account Ending Balance: \$138,805.30 Amount of outstanding assessments including late charges: \$16,497.59 There was a lien placed on another property.

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: <u>4</u> Contacted Us: <u>4</u> ShoutOuts: <u>2</u>

- □ 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 membes to complete their certification training.
- 2025 GHOA Draft Budget Discussion and Approval
 - Timothy Leeseburg made a motion to approve the 205 Budget. John Rovero Second. Motion approved unanimously.
 - Budget Attached

New Business:

2 new board applications for the 3 open positionsNancy 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

pproved @	Board Meeting 12/09/2024	2025 BUDGET		
				2025
				Budget
Budget Line#	Description	()		Amount
Line#	REVENUE:		-	
	Special Assessment			
1	Assessment Write Off			\$ (50.0
2	Assessments	772 Lots @ \$375/Lot		\$ 289,500.0
3	Clubhouse Use Fee			s -
4	Garage Sale			\$ 260.0
5	Interest Income			\$ 14.0
0.00	Finance Charges			\$ 375.0
6	Admin Fees			\$ 1,000.0
7	Attorney Fees Collected			\$ -
8	Estoppel Requests	Budget for 50 Lot Sales		\$ 3,750.0
9	Misc. Income			\$ -
10	Directory Ads			\$ -
11	Property Owner Lawn Maintenance	15201204600		\$ -
		Total Revenue		\$ 294,849.0
	EXPENSE:			
12	Annual Assessments			\$ 1,063.5
12A		Printing		
12B		Postage		
12C 13	Appual Maating	Other	\$ 500.00	\$ 1,138.5
13 13A	Annual Meeting	Debilar / Deaters	C 010 FC	\$ 1,138.5
13A 13B		Printing / Postage Room Rental		
13B 13C		Room Rental Other		
14	Bank Service Charges	Uther	\$ 200.00	s -
15	Activity Center			\$ 3,600.0
15A		Rent	\$ 3,600.00	+ 0,000.0
15B		Utilities	and the second s	
16	Common Grounds Total			
16A	Common Grounds General Maintenance			\$ 10,800.0
16B		Misc. Repairs	s -	
16C		Irrigation Maintenance	\$ 1,800.00	
16D		Fencing Maintenance		
16E		Mulching / Planter Beds		
16F		Tree Trimming	\$ 6,500.00	-
			-	
17	Common Grounds Lakes & Canals			\$ 14,372.0
17A	Common Grounds Landscaping		0 000000	\$ 11,100.0
17B	20. 20	Monthly	and the second se	
170	0	Landscape Maintenance	\$ 1,500.00	
17D 17E	Common Grounds Mowing Common Grounds Pest Control			\$ 17,260.0 \$ 900.0
17E	Common Grounds Other			\$ 300.0
1/1	Common Grounds Other			\$ 300.0
18	Directory			\$ -
19	Garage Sale Rental			\$ 300.0
20	Insurance			\$ 8,000.0
21	Lighting			\$ 9,015.0
22	Directory			\$-
23	Office Expense (Postage & Printing)			\$ 2,880.0
23A		Regular Postage		
23B	0	Printing	\$ 1,330.00	
23C	Office Expense Supplies		\$ 480.00	
23D	Office Expense Other		\$ 600.00	
	Professional Fees			\$ 19,800.0
24	Professional Fees Professional Fees Legal		\$ 8,400.00	\$ 19,800.0
25	Professional Fees Accounting		\$ 11,400.00	-
26	Professional Fees Engineering & Consulting		\$ -	
26A	Professional Fees - Other		\$ -	
27	Property Owner Lawncare			
28	Security & Traffic Monitoring			\$ 3,900.0
29	Special Projects			\$ 380,000.0
29A		Drainage Projects		
29B		Paving and Road Repair		-
290		Engineering Work	\$ 15,000.00	
29X	Net Charges/Expenses to Owners			\$.
30	Florida Annual Filing			\$ 185.0
31	Website Maintenance		-	\$ 4,100.0
32	Emergency Allowance	Total Fundament	-	\$ 10,000.0
	To Po Drown from O	Total Expenses hecking & Savings Account		\$ 498,714.1 \$ (203,865.1
	To be brawn from C	* Net Revenues / Expenses		\$ (203,865.1 \$ -
		novonues / Expenses		
THE BUDG	ET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE	ACCOUNTS FOR CARITAL	ę	
EXPENDIT	URES AND DEFERRED MAINTENANCE THAT MAY RESULT IN S	PECIAL ASSESSMENTS, OWNERS		
	I TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SEC	18.4N 720.303(6), FLOHDA		-
STATUTES	UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE T	OTAL VOTING INTERESTS OF THE		
STATUTES	, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE T ON BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTE	EN CONSENT.		

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

7 0 ...e: Location: <u>SHDR HC</u> 13 92020

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