

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(Final) MONDAY April 8, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Louis Hughes.

**Board Directors Present:**

John Waddell, Matt Nelson, Donald Robinson, Louis Hughes, Timothy Leeseburg, James Grace, Norm Sochia, Antonia Rivera, Nancy Beatty

**Approval of Meeting Minutes**

Motion made by John Waddell to approve March 11, 2024 Board meeting Minutes with the correction of the Motion made by James Grace to instate Nancy Beatty as board member to complete resigned board member Kyle Smith's term (2023-2025) until, if and when the board found another homeowner willing to serve out term. Donald Robinson Second. Motion approved unanimously. Antonia Rivera, Second. Motion was approved unanimously.

**Officer Reports:**

**President: Louis Hughes**

Transparency of annual financials

Discuss proposal for old and new activities center

**Vice President: Donald Robinson**

Assisted Louis on a survey proposal for the activity center.

Discussed the removal of trash can on Par Rd with Ken Hamlin he agreed it needs to be removed.

Field various complaints regarding speeding in the community. Referred to Tim Leeseburg.

**Secretary: Matt Nelson**

No Report

**Treasurer Report: John Waddell**

Golf Hammock Owners Association				
Treasurer Report				
MARCH 2024				
Date	Description	Budget Line#	Amount	Memo
<b>CHECKING ACCOUNT</b>				
	<b>Beginning Balance</b>		<b>\$ 682,794.52</b>	
3/1/2024	RUTHIE O'NEILL - BILL PYMT - XBQ1UCRP	31	(\$325.00)	Web Hosting
3/5/2024	MIDLAND MOBILE LLC - BILL PYMT - UB1141MZ	16C & 29X	(\$125.00)	Irrigation Repairs & Mowing
3/5/2024	CLARK PEST CONTROL - BILL PYMT - ZBC1G1MZ	17E	(\$365.00)	Insecticide & Fungicide Spraying - Plants
3/8/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - GBF1A1MY	24	(\$170.00)	Legal Services
3/8/2024	NANCY BEATTY - BILL PYMT - 9BR141MY	17C	(\$51.13)	Reimbursement - Flowers
3/8/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - TBX1K1MY	17D	(\$485.00)	Common Grounds-Mowing - February
3/8/2024	JUDY TRIER - BILL PYMT - SB7131MY	19 & 23A	(\$246.05)	Reimbursement - Postage & Yard Sale Expenses
3/8/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 2BA111MY	15B	(\$84.89)	Utilities-Activity Center
3/8/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - VB91X1MY	17	(\$1,156.00)	Common Grounds-Lakes & Canals
3/8/2024	DUKE ENERGY - BILL PYMT - 2BU111MY	21	(\$33.40)	West Entrance
3/8/2024	DUKE ENERGY - BILL PYMT - XBZ181MY	21	(\$44.16)	Fountain
3/8/2024	DUKE ENERGY - BILL PYMT - WBN151MY	21	(\$646.66)	Lighting
3/11/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - EBN1Q1RC	25	(\$950.00)	Accounting-Monthly
3/12/2024	DONALD ROBINSON - BILL PYMT - GB31L1LM	23A	(\$13.60)	Reimbursement - Postage
3/18/2024	SEBRING CHRISTIAN CHURCH - BILL PYMT - 1BY1Z1KV	19	(\$100.00)	Rent - Yard Sale
3/18/2024	Deposit		\$260.00	
3/18/2024	Deposit		\$50.00	
3/18/2024	Deposit		\$3,806.25	
3/21/2024	TILLMAN CONSTRUCTION OF LP - BILL PYMT - IBO1Q1WP	29A	(\$15,000.00)	Drainage Project
3/21/2024	NANCY BEATTY - BILL PYMT - RBM1A1NP	17A	(\$59.85)	Reimbursement - Flowers
3/21/2024	LERMA'S LANDSCAPING - BILL PYMT - YB1P1WP	17B	(\$800.00)	Common Grounds-Monthly-March
3/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QB411E6	15A	(\$700.00)	Activity Center-Rent
3/27/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 2B41URJA	28	(\$300.00)	Security - Road Safety
3/27/2024	REVELL SPREADER SERVICE TREE INC - BILL PYMT - NB11MRJA	16F	(\$250.00)	Tree Removal
3/27/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - 1B11XRJA	23A	(\$109.84)	Postage - Late Charge Invoices
3/27/2024	MOW & BEHOLD LLC - BILL PYMT - WBG11RZA	16C	(\$65.00)	Irrigation Repairs
3/27/2024	DONALD ROBINSON - BILL PYMT - RBQ1WRJA	23C	(\$25.71)	Reimbursement - Printer Ink
3/29/2024	CARPENTER PRINTING & MORE - BILL PYMT - 2BT12R1C	23B	(\$106.43)	Printing - Envelopes
3/31/2024	<b>Ending Balance</b>		<b>\$ 664,698.05</b>	
		Total Deposits	\$4,116.25	
		Total Payments	(\$22,212.72)	
		Net Change	(\$18,096.47)	
<b>SAVINGS ACCOUNT</b>				
3/1/2024	<b>Beginning Balance</b>		<b>\$ 138,794.84</b>	
3/31/2024	Credit Dividends		\$ 1.18	
3/31/2024	<b>Ending Balance</b>		<b>\$ 138,796.02</b>	
<b>Additional Information:</b> The Accounts Receivable Balance on 03/31/2024 was \$28,577.71. This compares to \$26,946.32 on 03/31/2023. An increase of \$1,631.39.				
There are 65 owners who owe the Association money. That amounts to 8.4% of the lot owners. That includes 5 owners who owe in excess of \$1,000 and are in the Legal Collection Process. As mentioned before Claims of Liens have been put on several lots and Foreclosure becomes an option if amounts due continue to be unpaid.				
<b>GOLF HAMMOCK OWNER'S ASSOCIATION</b>				
<b>REPORT OF AMOUNTS OF \$400 OR MORE OWED</b>				
<b>AFTER PAYMENTS RECEIVED ON 03/31/2024</b>				
Amount Owed	Address	Lot#		
\$ 824.09	2715 Golf Hammock Dr	00010		
\$ 400.00	2501 Par Lane	00031		
\$ 400.00	2511 Par Lane	00032		
\$ 426.73	3409 Par Rd	00039		
\$ 398.73	3402 Par Rd	00041		
\$ 3,450.00	2300 Fairway Circle	00053		
\$ 400.00	3004 Par Rd	00080		
\$ 400.00	2814 Par Rd	00082		
\$ 400.00	2802 Par Rd	00084		
\$ 426.73	3109 Par Rd	00094		
\$ 400.00	3101 Divot Rd	00120		
\$ 400.00	3908 Mulligan Ct E	00165		
\$ 400.00	3601 Divot Rd	00181		
\$ 400.00	3404 Duffer Rd	00196		
\$ 2,328.66	2786 Duffer Rd	00216		
\$ 400.00	2776 Duffer Rd	00221		
\$ 400.00	2766 Duffer Rd	00226		
\$ 400.00	3311 Par Rd	00229		
\$ 400.00	2011 Mulligan Rd	00265		
\$ 446.14	1800 Chip-It Way	00282		
\$ 400.00	4109 W. Mulligan Ct	00299		
\$ 415.00	4305 Duffer Loop	00303		
\$ 2,328.66	4309 Duffer Loop	00304		
\$ 2,807.25	4609 SandWedge Way	00323		
\$ 400.00	4122 Duffer Loop	00332		
\$ 1,240.53	1308 Putter Ct	00334		
\$ 987.69	4408 Duffer Loop	00353		
\$ 400.00	4522 Duffer Loop	00361		
\$ 406.28	2118 Dog Leg Dr	00388		
\$ 400.00	2154 Dog Leg Dr	00394		
\$ 400.00	4520 Bunker Dr	00406		
\$ 400.00	4410 Bunker Dr	00411		
\$ 412.43	4611 Bunker Dr	00460		
\$ 400.00	3508 Cormorant Point Dr	CP012B		
\$ 400.00	3412 Golf Haven Terrace	CP036B		
\$ 400.00	3000 Sugarpine Circle	CP068A		
\$ 400.58	2600 Golf Hammock Dr	GPV05A		
\$ 400.00	2618 Par Rd	PR017		
<b>\$ 26,499.50</b>	<b>Report Total</b>			

We have \$26,499 in past due annual assessment fees with late charges included. By the end of April there will be invoices sent out to past due property owners for interest charges. Will be meeting with the Board Attorney to start the lean process on a number of property owners.

### **Committee Reports:**

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

Planted more flowers. Asked Clay Ranieri, owner of Mow & Behold, to take care of our sprinklers every quarter. Also asked for an estimate to trim ditch on Golf Hammock Road, and ditch between Lake Clara and Lake Elaine. Have a list of signs to fix or new ones.

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

All the ponds are in great shape heading into summer.

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

Two Courtesy reminders and two violation letters were sent out in March. The pool cage on Bunker was replaced.

Lawn Enforcement report:

We have had two rounds of law enforcement so far this year. First day they did 4 traffic stops 3 warnings 1 ticket.

Second day there were 2 traffic stops. One speeding and one roll through a stop sign warning.

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

Update on Lost Ball Dr. Project underway.

End of Drainage committee research (5 year plan)

Getting estimates for project filling in broken asphalt and adding sealant to some streets.

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

4 painting of homes @ 2021 par rd .2611 Golf Hammock Dr .2808 par road.1808 Chip it Way.

1 landscape @ 4515 sand wedge way

1 replace pool cage @ 4410 Bunker Dr

1 clearing of lot @ 2401 Golf Hammock Dr.

1 new roof @ 4332 Duffer Loop.

## **Welcoming – Millie Anderson**

On April 3, Cindy Bowser and I made 4 Welcome Visits:

- 1 & 2) 2715 and 2710 Golf Hammock Drive, where we left “Sorry we missed You” notes, including Millie’s contact info.
- 3) 2702 Golf Hammock Drive, where we met with the renter and gave him the booklet of Rules and Regs.
- 4) 2718 Par Road where we met with the owner and gave her a complete Welcome Folder.
- 5) 2118 Par Road which we could not find. Wonder if that actually was meant to be 2718 Par Road??

## **Databases and Directories - Antonia Rivera**

Discussed doing a new directory

## **Activity Center and Special Events - James Grace**

Estimate from All-brite cleaning to clean the activity center. To complete one deep cleaning it would be \$894.00. Will reach out for alternate quotes.

## **Website - Ruthie**

### **Website Monthly Report for March, 2024**

Emails/New Subscriptions received:

New Subscribers: 14

Contacted Us: 3

ShoutOuts Sent: 3

- Open Board Position
- French Drain System
- Music in the Park Event

Website Postings/Other:

- Tent Card for Nancy Beatty
- Updated Common Grounds Board Member
- Posted GHOA January 2024 final minutes
- Posted GHOA February 2024 draft minutes
- Posted the complaint form on the home page and added to the Document Center
- Updated Hammock Falls HOA Officers
- Updated Golf Patio Villas Association Directors
- Regular monthly website updates
- Website redesign work— To be completed next month

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

No Report

### **Old Business:**

- None

### **New Business:**

- Donald Robinson made a motion to table the initiation of a new directory to May's meeting. Timothy Leesburg Second. Motion approved unanimously.
- Judy Nugent is going to head up a committee for research into a new directory. Antonia Rivera will be the board member report.
- Motion made by John Waddell to table the cleaning proposal until more quotes are received. Nancy Beatty Second. Motion approved unanimously
- Motion by John Waddell to adopt a new workflow with updated form for new residents. Second, Tim Leesburg. Motion approved unanimously.
- Discussed possibilities for building a GHOA community center building.

President Louis Hughes entertained comments from homeowners present at the meeting.

Next Meeting is May 13, 2024 7:00 pm at the Activity Center.

Louis Hughes 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)**