

GOLF HAMMOCK OWNERS ASSOCIATION SPECIAL JULY BOARD MEETING 2022
TUESDAY, JULY 26, 2022 DRAFT MINUTES
GOLF HAMMOCK ACTIVITY CENTER - 7:00 PM

Board Directors Present:

GHOA: Pres. Nancy Beatty, VP. Robert Schroeder, Treas. John Waddell, Sec. Matt Nelson, Donald Robinson, Victoria Dale

CPHOA: Pres. Nancy Beatty, VP. John Waddell, Lillian Kacheiries, Tony Miller

Meeting was called to order at 7:00pm by President Nancy Beatty. President Beatty confirmed the agenda for the meeting to secure new legal counsel for the GHOA and CPHOA.

Over the past months, the GHOA and CPHOA have sought legal counsel from Mr. Mark Breed. During his tenure as counsel the GHOA has experienced less than desired satisfaction. The GHOA (President, Vice President, and Treasurer) began a search several months ago. We met with the law firm of Swaine, Harris & Wohl, P.A.

Representative Shannon Nash P.A. presented the firm's credentials, experience, client goals for satisfaction and a standard engagement contract. The rates are well within the market and the GHOA, cost is strictly based on usage. Additionally the GHOA does not have to enter into long term contract and can withdraw at any time.

Based on the presentation, the Q & A period, firm experience, and knowledge of HOA's, the committee, Pres. Nancy Beatty, VP. Robert Schroeder, and Treas. John Waddell, believes hiring the firm of Swaine, Harris & Wohl, P.A. needs to be done quickly. The GHOA has several pending issues that need legal support to properly recover past dues, solve violation issues and update our procedures/policies according to the recent changes in the law. To achieve this goal a special meeting has been called. The meeting is an open meeting to all members. The only agenda item will be the motion to hire the law firm.

Motion:

Vice President Robert Schroeder made a motion that the GHOA Board terminate the legal counsel provided by Mark Breed P.A. and engage the law firm of Swaine, Harris, & Wohl P.A. to provide future legal counsel in support of the Golf Hammock and Cormorant Point HOA's.

John Waddell Second.

Discussion:

Board member Victoria Dale (GHOA) inquired about the reasons behind the need for a change.

Treasurer John Waddell cited specific times when Attorney Mark Breed gave him opposite directives to the ability to pursue liens on properties where homeowners were past due on their annual assessments.

Vice President Robert Schroeder also stated the problems the GHOA had during the MRTA process. Statutes were potentially misinterpreted and deadlines were missed.

Board Member Victoria Dale (GHOA) also asked how we came to select Swaine, Harris, & Wohl P.A.

Vice President Robert Schreoder responded that attempts were made to engage several potential firms. Swaine, Harris, & Wohl P.A. were open to meet, and equipped to handle HOA's similar to the GHOA.

Board Member Tony Miller (CPOA) inquired about the different hourly rates listed for the attorney's of the firm and how the correct representative would be used. Also, if the firm represented any other HOA's in the area.

President Nancy Beatty and Vice President Robert Schroeder explained that Shannon Nash PA would be our primary contact, but if and when needed, other attorneys in the firm would be engaged. Swaine, Harris, & Wohl P.A. also represent the HOA at Country Club of Sebring as well as others.

Vote:

GHOA Board Members present for vote: Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Victoria Dale

Vote was unanimous by all members present at the meeting to engage Swaine, Harris, & Wohl P.A. as legal counsel for the Golf Hammock Owners Association.

CPHOA Board Members present for vote: Nancy Beatty, John Waddell, Lillian Kacheiries, Tony Miller

Vote was unanimous by all members present at the meeting to engage Swaine, Harris, & Wohl P.A. as legal counsel for the Golf Hammock Owners Association.

Motion passed. Engagement Letter to be signed by GHOA President Nancy Beatty and Secretary Matt Nelson.

Meeting adjourned. Next Regular GHOA meeting will be Monday September 12, 2022 at 7:00pm in the activity center.

