

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(DRAFT) MONDAY May 13, 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 April 8, 2024 Board meeting Minutes. Donald Robinson Second. Motion approved unanimously.

**Officer Reports:**

**President: Louis Hughes**

Discuss proposal for old and new activities center

Thanks to Nancy for her and husband replacing stop signs, and cleaning them.

Thanks to Donnie for helping me with drainage work and pulling tree branches out of ponds.

Thanks to Tim for helping with drain covers.

**Vice President: Donald Robinson**

1 Assisted common grounds with grate on lake Elaine

2 assisted President clean up lake debris

3 direct phone calls to the correct board members

4 assisted with drainage project

**Secretary: Matt Nelson**

No Report

Golf Hammock Owners Association				
Treasurer Report				
APRIL 2024				
Budget				
Date	Description	Line#	Amount	Memo
	<b>CHECKING ACCOUNT</b>			
4/1/2024	Beginning Balance		\$ 664,698.05	
4/1/2024	RUTHIE O'NEILL - BILL PYMT - OBR1N1UI	31	(\$325.00)	Web Hosting
4/4/2024	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - GB41ZRG3	17D	(\$1,300.00)	Common Grounds-Mowing - March
4/4/2024	DUKE ENERGY - BILL PYMT - SB71IRG3	21	(\$43.97)	Fountain
4/4/2024	DUKE ENERGY - BILL PYMT - LBR17RG3	21	(\$640.10)	Lighting
4/4/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BG1LRG3	15B	(\$40.52)	Utilities-Activity Center
4/4/2024	DUKE ENERGY - BILL PYMT - OBZ18RG3	21	(\$33.39)	West Entrance
4/5/2024	GERMAINE SURVEYING INC. - BILL PYMT - PBC1XR2E	29A	(\$1,150.00)	Special Project
4/5/2024	NANCY BEATTY - BILL PYMT - 1B01OR2E	16E	(\$94.68)	Reimbursement - Common Grounds - Flower Beds
4/5/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - TB21NR2E	17	(\$1,156.00)	Common Grounds-Lakes & Canals
4/5/2024	MIDLAND MOBILE LLC - BILL PYMT - MB91JR2E	29X	(\$50.00)	Lawn Mowing - Charge Back to Resident
4/5/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 2BL1MR2E	24	(\$261.00)	Legal Services
4/9/2024	PELLA & ASSOCIATES P.A. - BILL PYMT - HBC141RM	25	(\$950.00)	Accounting-Monthly
4/12/2024	Deposit		\$2,393.75	
4/24/2024	HEATH MCCARTHY PAVING LLC - BILL PYMT - YBW16RNK	29B	(\$6,000.00)	Paving and Road Repair
4/24/2024	MOW & BEHOLD LLC - BILL PYMT - MBX18RNK	16C	(\$190.00)	Irrigation Repairs
4/24/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 4B417RNK	28	(\$150.00)	Security - Road Safety
4/24/2024	REVELL SPREADER SERVICE TREE INC - BILL PYMT - ZB21ZRNK	16F	(\$420.00)	Tree Trimming
4/24/2024	Deposit		\$1,443.87	
4/26/2024	SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - ZB61SRFL	24	(\$175.00)	Legal Services
4/26/2024	NANCY BEATTY - BILL PYMT - ZB11JR4L	29A & 16E	(\$367.70)	Stop Signs, Nuts&Bolts & Flowers
4/26/2024	LERMA'S LANDSCAPING - BILL PYMT - 5BT1XR4L	17B	(\$850.00)	Common Grounds-Monthly-April
4/26/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - HBY14R4A	15A	(\$700.00)	Activity Center-Rent
4/26/2024	Return of Deposit Item Fee	14	(\$15.00)	Deposited Check Returned NSF Fee
4/26/2024	Returned Check#6643 from Homeowner		(\$414.00)	
4/30/2024	Tillman Construction of LP Inc. - Check# 9649	29A	(\$54,160.00)	
4/30/2024	Ending Balance		\$ 599,059.31	
	Total Deposits		\$3,837.62	
	Total Payments		(\$69,476.36)	
	Net Change		(\$65,638.74)	
	<b>SAVINGS ACCOUNT</b>			
4/1/2024	Beginning Balance		\$ 138,796.02	
4/30/2024	Credit Dividends		\$ 1.14	
4/30/2024	Ending Balance		\$ 138,797.16	
<b>Additional Information:</b>	The Accounts Receivable Balance on 04/30/2024 was \$26,013.85. This compares to \$28,331.87 on 04/30/2023. A decrease of \$2,318.02. There are 60 owners who owe the Association money. That amounts to 7.8% 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 04/30/2024</b>				
Amount Owed	Address	Lot#		
\$ 836.45	2715 Golf Hammock Dr	00010		
\$ 406.00	2501 Par Lane	00031		
\$ 406.00	2511 Par Lane	00032		
\$ 433.13	3409 Par Rd	00039		
\$ 404.71	3402 Par Rd	00041		
\$ 3,551.75	2300 Fairway Circle	00053		
\$ 406.00	3004 Par Rd	00080		
\$ 406.00	2814 Par Rd	00082		
\$ 406.00	2802 Par Rd	00084		
\$ 433.13	3109 Par Rd	00094		
\$ 406.00	3101 Divot Rd	00120		
\$ 406.00	3908 Mulligan Ct E	00165		
\$ 406.00	3601 Divot Rd	00181		
\$ 406.00	3404 Duffer Rd	00196		
\$ 2,363.59	2786 Duffer Rd	00216		
\$ 406.00	2776 Duffer Rd	00221		
\$ 406.00	2766 Duffer Rd	00226		
\$ 406.00	3311 Par Rd	00229		
\$ 406.00	2011 Mulligan Rd	00265		
\$ 406.00	4109 W. Mulligan Ct	00299		
\$ 430.00	4305 Duffer Loop	00303		
\$ 2,363.59	4309 Duffer Loop	00304		
\$ 2,849.36	4609 SandWedge Way	00323		
\$ 406.00	4122 Duffer Loop	00332		
\$ 1,259.14	1308 Putter Ct	00334		
\$ 987.69	4408 Duffer Loop	00353		
\$ 406.00	4522 Duffer Loop	00361		
\$ 406.00	4520 Bunker Dr	00406		
\$ 406.00	4410 Bunker Dr	00411		
\$ 418.62	4611 Bunker Dr	00460		
\$ 406.00	3000 Sugarpine Circle	CP068A		
\$ 406.00	2618 Par Rd	PR017		
\$ 24,451.16	Report Total			
\$ 26,499.02	Previous Month Total			
\$ 2,047.86	Decrease From Previous Month			

GOLF HAMMOCK OWNERS ASSOCIATION, INC.					
FINANCIAL ANALYSIS - KEY ITEMS					
FOR YEARS 2018 - APRIL 2024					
		Checking	Savings	Total	
		Account Balance	Account Balance	Balance	
<b>CASH BALANCES @ 12/31:</b>					
	2017	\$ 112,416	\$ 138,586	\$ 251,002	
	2018	\$ 72,503	\$ 138,656	\$ 211,159	
	2019	\$ 79,042	\$ 138,725	\$ 217,767	
	2020	\$ 211,164	\$ 138,751	\$ 349,915	
	2021	\$ 203,236	\$ 138,765	\$ 342,001	
	2022	\$ 214,622	\$ 138,779	\$ 353,401	
	2023	\$ 429,761	\$ 138,793	\$ 568,554	
	AS OF 04/30/2024	2024	\$ 599,059	\$ 138,797	\$ 737,856
<b>ACCOUNTS RECEIVABLE BALANCES @ 12/31:</b>					
	2018	\$ 6,799			
	2019	\$ 15,406			
	2020	\$ 22,311			
	2021	\$ 11,706			
	2022*	\$ 10,351	*Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350		
	2023*	\$ 7,947	*Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750		
	AS OF 04/30/2024	2024	\$ 26,014		
		<b>Total Actual</b>	<b>Total Budgeted</b>	<b>Variance</b>	
		<b>Amount</b>	<b>Amount</b>	<b>Favorable (Unfavorable)</b>	
<b>TOTAL EXPENSES VS. TOTAL BUDGET:</b>	2018	\$ 335,096	\$ 359,596	\$ 24,500	
Including Special Projects	2019	\$ 280,273	\$ 314,494	\$ 34,221	
	2020	\$ 159,346	\$ 265,799	\$ 106,453	
	2021	\$ 318,002	\$ 375,499	\$ 57,497	
	2022	\$ 285,573	\$ 345,684	\$ 60,111	
<b>*Due To Unavailability of Vendors for Drainage Work</b>	2023*	\$ 83,368	\$ 296,700	\$ 213,331	
AS OF 04/30/2024	2024	\$ 109,477	\$ 97,671	\$ (11,806)	
Grand Total Expenses vs. Total Budget		\$ 1,571,135	\$ 2,055,443	\$ 484,308	
		<b>Actual Amount Spent</b>	<b>Budgeted Amount</b>	<b>Variance</b>	
				<b>Favorable (Unfavorable)</b>	
<b>SPECIAL PROJECTS ONLY:</b>	2018	\$ 239,866	\$ 254,721	\$ 14,855	
<b>(ROADS &amp; DRAINAGE)</b>	2019	\$ 184,197	\$ 207,595	\$ 23,398	
	2020	\$ 59,297	\$ 134,900	\$ 75,603	
	2021	\$ 206,631	\$ 244,000	\$ 37,369	
	2022	\$ 186,879	\$ 228,520	\$ 41,641	
<b>*Due To Unavailability of Vendors for Drainage Work</b>	2023	\$ (22,875)	\$ 177,263	\$ 200,138	
AS OF 04/30/2024	2024	\$ 76,743	\$ 58,333	\$ (18,409)	
Grand Total Expenses vs. Total Budget		\$ 930,737	\$ 1,305,332	\$ 374,595	
<b>Annual Increase Amount</b>		\$ 175			
<b>Number of Lots</b>		772			
<b>Number of Years</b>		7			
<b>Total Funds Generated Over 7 years</b>		\$ 945,700			

## **Committee Reports:**

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

Replaced 20 stop signs  
Cleaned all signs  
Planted more flowers  
Replaced 1 yield sign  
Painted some poles  
Hired Mow And Behold to trim ditch on Hammock Road every quarter  
Called Donnie to help with the grate on Lake Elaine  
Painted East Entrance wall  
Getting estimate from two people to clean ditch between Lake Clara and Lake Elaine

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

Lakes and Ponds are in good shape.

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

5 Courtesy reminders  
1 Second notice on violation 18th 10 days notice  
1 request of rental lease

#### Subjects covered

- Unlicensed Vehicle parked on lawn
- No approval for construction of fence
- Two families in home repair, and building supplies stored on property
- Items stored property visible to neighbors

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

Road's and Drainage  
\*Finished drainage on Lost Ball  
\* I stood up 12 signs that were not plumb  
\*East golf Hammock roads repaired.  
\*Bids for sealing pavement East side  
\*Proposals for West GH sealing also  
\*Future drain proposals

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

1 pool Enclosure cleaning @3010 Par Rd.  
1 home painting @ 2400 lost Ball Dr.  
1 new roof @ 3101 Par Rd.  
1 utility shed @ 3010 Par Rd.  
1 repaint @ 3202 Duffer RD  
1 replace roof @ 3202 Duffer RD.  
1 garden shed @ 4109 Par Ct.  
1 new windows @ 3103 Par Rd



## **Welcoming – Millie Anderson**

Recent Welcome Visits: All are owners

\*\* indicates owner(s) completed DEED Holder Info Form during visit;

I will bring them to the May 13 meeting.

4/12 Robert & Darlene Willett, 4601 Bunker Drive

\*\*4/26 John Roverta & Caroline Masters, 4109 Par Road

\*\*4/26 Monique Martin, 2608 Golf Hammock Drive

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

Update on completing a new GHOA Directory

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

Last meeting received quote from All Brite Cleaning

## **Website - Ruthie**

Monthly Report for April, 2024

Emails/New Subscriptions received:

New Subscribers: 15

Contacted Us: 3

ShoutOuts Sent: 2

- Looking for Volunteers
- 2023 Best of Highlands Award

Website Postings/Other:

- Posted Looking for Volunteers & Best of Highlands Award ShoutOuts to home page
- Posted February 12, 2024 final minutes
- Posted March 11, 2024 draft minutes
- 2013 - 2021 Meeting Minutes Archives
- Regular monthly website updates
- Website redesign work on track to be completed at the end of the month

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

No Report

### **Old Business:**

- Donald Robinson made a motion to get a title examination on the property owned by the GHOA which is a potential site for a new GHOA community center. Nancy Beatty Second. Motion approved 8-1. James Grace opposed.
- John Waddell made a motion to move forward putting together a property owner directory for 2024. Donald Robinson Second. Motion approved 7-2. Matt Nelson and Timothy Leesburg Opposed.
- Jim Grace made a motion to hire Superior Cleaning to complete a one time deep clean of the activity center, and then continue to maintain on a regular basis. Timothy Leesburg Second. Motion approved unanimously.

### **New Business:**

- Calendar will be updated and added as an addition to the website.
- Nancy Beatty brought up doing the shots again.
- We were voted Community of the Year from the Highlands news sun

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

Next Meeting is Setember 9, 2024 7:00 pm at the Activity Center.

Donald Robinson made a Motion to adjourn. Matt Nelson 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)**