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 assistedPresident clean up lake debris
- 3 direct phone calls to the correct board members
- 4 assisted with drainage project

Secretary: Matt Nelson

No Report

	Goli ha	mmock Owners Ass				
		Treasurer Report				
		APRIL 2024				
		Budget		10		
	Description	Line#	Amount	Memo		
Date	CHECKING ACCOUNT					
4/1/2024	Beginning Balance		\$ 664,698.05			
4/1/2024	RUTHIE O'NEILL - BILL PYMT - OBR1N1UI	31		Web Hosting		
4/4/2024	LAWN MASTERS OF HIGHLANDS, INC BILL PYMT - GB41ZRG3	17D		Common Grounds-Mowing	g - March	
4/4/2024	DUKE ENERGY - BILL PYMT - SB71IRG3	21	(\$43.97) (\$640.10)	Fountain		
4/4/2024	DUKE ENERGY - BILL PYMT - LBR17RG3	15B		Utilities-Activity Center		
4/4/2024	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 5BG1LRG3	21		West Entrance		
4/4/2024	DUKE ENERGY - BILL PYMT - OBZ18RG3	21 29A		Special Project		++
4/5/2024	GERMAINE SURVEYING INC BILL PYMT - PBC1XR2E	16E		Reimbursement - Commor	Grounds -	- Flower Beds
4/5/2024	NANCY BEATTY - BILL PYMT - 18010R2E	17		Common Grounds-Lakes &		TONCIDEU
4/5/2024	AQUATIC WEED CONTROL, INC - BILL PYMT - TB21NR2E MIDLAND MOBILE LLC - BILL PYMT - MB91JR2E	29X		Lawn Mowing - Charge Bad		ent
4/5/2024 4/5/2024	SWAINE, HARRIS, & WOHL, P.A BILL PYMT - 2BL1MR2E	24		Legal Services		
4/9/2024	PELLA & ASSOCIATES P.A BILL PYMT - HBC141RM	25		Accounting-Monthly		
4/9/2024	Deposit	23	\$2,393.75			
4/12/2024	HEATH MCCARTHY PAVING LLC - BILL PYMT - YBW16RNK	29B	A REAL TO DEPEND AND A REAL PROPERTY OF THE PR	Paving and Road Repair		1
	MOW & BEHOLD LLC - BILL PYMT - MBX18RNK	160		Irrigation Repairs		
4/24/2024		28	and an and the second of the second	Security - Road Safety		1
4/24/2024	HIGHLANDS COUNTY SHERIFF - BILL PYMT - 4B417RNK REVELL SPREADER SERVICE TREE INC - BILL PYMT - ZB21ZRNK			Tree Trimming		
4/24/2024	Deposit	T A1	\$1,443.87			++
4/26/2024	SWAINE, HARRIS, & WOHL, P.A BILL PYMT - ZB61SRFL	24		Legal Services		1
4/26/2024	NANCY BEATTY - BILL PYMT - ZBJ1JR4L	29A & 16E		Stop Signs, Nuts&Bolts & F	lowers	
4/26/2024	LERMA'S LANDSCAPING - BILL PYMT - 5BT1XR4L	17B		Common Grounds-Monthl		
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		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)			
				1		
	CAMINICS ACCOUNT					
	SAVINGS ACCOUNT					
4/1/2024	SAVINGS ACCOUNT		\$ 138,796.02			
4/1/2024	Beginning Balance		\$ 138,796.02 \$ 1.14			
4/30/2024 4/30/2024	Beginning Balance Credit Dividends Ending Balance The Accounts Receivable Balance on 04/30/2024 was \$26,013.85. T There are 60 owners who owe the Association money. That amoun and are in the Legal Collection Process. As mentioned before Claim	ts to 7.8% of the lot owne	\$ 1.14 \$ 138,797.16 87 on 04/30/2023. A ers. That includes 5 of	owners who owe in excess o	of \$1,000	
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GOLF HAMMOCK OWNERS ASSOCIATION, INC.				1			1	1	
FINANCIAL ANALYSIS - KEY ITEMS				-					
FOR YEARS 2018 - APRIL 2024									
			Checking		Savings		Total		
		Acc	ount Balance	Acc	ount Balance		Balance		
	2017	-	112 410		120 506	~	251,002		
CASH BALANCES @ 12/31:	and the second se	\$	112,416		138,586		251,002 211,159		
	2018	\$	72,503		138,656 138,725				
	2019	\$	79,042		A CONTRACT OF A		217,767		
	2020	\$	211,164		138,751		349,915		
	2021		203,236				342,001		
	2022	\$	214,622				353,401		
	2023	\$	429,761		138,793		568,554		
AS OF 04/30/2024	2024	\$	599,059	\$	138,797	\$	737,856		
ACCOUNTS RECEIVABLE BALANCES @ 12/31:	2018	\$	6,799						
	2019	\$	15,406						
	2020	\$	22,311						
	2021	\$	11,706						
	2022*	\$	10,351	*Inc	ludes 11/14/2	022 Invoid	e for Owner Prop	erty Clean-I	Jp of \$5,350
	2023*	\$	7,947	*Includes 11/08/2023 Invoice for Owner Property Clean-Up of S				Jp of \$2,750	
AS OF 04/30/2024	2024	\$	26,014						
		- т	otal Actual	Tot	Total Budgeted Variance				
			Amount	100	Amount Favorable (Unfavorable)				
			Amount		Alloune	Tavorabi	e (omavorable)		
TOTAL EXPENSES VS. TOTAL BUDGET:	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		
Due To Unavailibility of Vendors for Drainage Work	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		
					Variance				
		Actua	Amount Spent	Budgeted Amount Favorable (Unfavorable)					
	0010		000.000	4	054 764	*	44.055		
SPECIAL PROJECTS ONLY:	2018	\$	239,866		254,721		14,855		
(ROADS & DRAINAGE)	2019	\$	184,197		207,595		23,398		
	2020 2021	\$	59,297 206,631		134,900 244,000		75,603 37,369		
	2021	\$	186,879		244,000		41,641		
*Due To Unavailibility of Vendors for Drainage Work	2022	\$	(22,875)		177,263		200,138		
AS OF 04/30/2024	2023	\$	76,743		58,333		(18,409)		
AS OF 04/30/2024 Grand Total Expenses vs. Total Budget	2024	\$	930,737		1,305,332		(18,409) 374,595		
Annual Increase Amount		\$	175	-					
Number of Lots		\$	772	-					
Number of Years		4	7	-					
Total Funds Generated Over 7 years		\$	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 Roverto & 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