

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES  
(Final) MONDAY, MAY 8, 2023 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Nancy Beatty.

**Board Directors Present:**

Nancy Beatty, John Waddell, Matt Nelson, Donald Robinson, Timothy Leesburg, Louis Hughes

**Approval of Meeting Minutes**

Motion made by Donald Robinson to approve April 10, 2023 Board meeting Minutes. Louis Hughes Second. Motion was approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Answered calls. We did a bunch of work on the entrance and the flower beds. Volunteers welcomed.

**Vice President: Robert Schroeder**

- Assisted President with policy and procedures reviews
- Assisted R&D Committee as required
- Developed May schedule for Sheriff monitoring
- Assisted Arch Committee with policy/procedures applications
- Communicated with HOA lawyer to resolve various concerns
- Inspected/repared as need irrigation system

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				
Treasurer Report				
April 2023				
Budget				
Date	Description	Line#	Amount	Memo
<b>CHECKING ACCOUNT</b>				
4/1/2023	Beginning Balance		\$ 521,520.51	
4/4/2023	RUTHIE O'NEILL - BILL PYMT - XBLCTPGR	31	(\$325.00)	Web Hosting
4/5/2023	Check 9640		(\$16,178.00)	
4/7/2023	DONALD ROBINSON - BILL PYMT - QBVCMPPQ	23C	(\$55.90)	Reimbursement - Office Supplies
4/7/2023	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 5BDCFPPQ	17D	(\$620.00)	Common Grounds - Mowing
4/7/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 9BMCNPPQ	15D	(\$33.40)	Utilities - Activity Center
4/7/2023	BOB SCHROEDER - BILL PYMT - CBGCPXPPQ	16C	(\$39.23)	Reimbursement - Irrigation Repair Parts
4/7/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - 5BKCHPPQ	17	(\$1,156.00)	Common Grounds - Lakes & Canals
4/7/2023	DUKE ENERGY - BILL PYMT - DBUCIPPQ	21	(\$33.39)	West Entrance
4/7/2023	DUKE ENERGY - BILL PYMT - 9B2CZPPQ	21	(\$44.82)	Fountain
4/7/2023	DUKE ENERGY - BILL PYMT - WBLCKPPQ	21	(\$879.87)	Lighting
4/7/2023	CLARK PEST CONTROL - BILL PYMT - CBVCPPPPQ	29X	(\$200.00)	Bat Exclusion
4/7/2023	Deposit		\$950.00	
4/7/2023	Deposit		\$5,525.00	
4/7/2023	Deposit		\$4,211.00	
4/7/2023	Deposit		\$1,181.25	
4/7/2023	Deposit		\$825.00	
4/10/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - ZBQCSPAS	25	(\$900.00)	Accounting - Monthly
4/25/2023	MARY SEIGFREID - BILL PYMT - ZBVCT75	29X	(\$250.00)	Reimbursement - Bat Exclusion
4/25/2023	JORDAN HANDYMAN SERVICE - BILL PYMT - VBGCT75	29X	(\$1,500.00)	Removal of Infested Wood & Carport Removal
4/25/2023	DONALD ROBINSON - BILL PYMT - OBCCYT75	29X	(\$64.12)	Reimbursement - Bat Houses
4/25/2023	NANCY BEATTY - BILL PYMT - 6BQCCT15	17C	(\$261.98)	Reimbursement - Flowers & Planting Supplies
4/25/2023	RUTHIE O'NEILL - BILL PYMT - 7B4CRT15	31	(\$168.00)	Reimbursement - Website Plan
4/25/2023	LERMA'S LANDSCAPING - BILL PYMT - HBDCST75	17B	(\$650.00)	Common Grounds - Monthly - April
4/25/2023	BOB SCHROEDER - BILL PYMT - 6BXCUT75	17C & 29A	(\$80.00)	Waste Dumping & Drainage Maps
4/25/2023	JUDITH LANG - BILL PYMT - KB5CDT15	29X	(\$200.00)	Reimbursement - Bat Exclusion
4/25/2023	LOUIS HUGHES - BILL PYMT - TBQCTT75	23C	(\$5.33)	Reimbursement - Map Enlargement
4/26/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - DBSCTPVX	15A	(\$700.00)	Activity Center - Rent
4/27/2023	HIGHLANDS COUNTY SHERIFF - Check#9643	28	(\$2,160.00)	Traffic Control
4/28/2023	JORDAN HANDYMAN SERVICE - BILL PYMT - UBRCTR6	29X	(\$150.00)	Bat Exclusion Work
4/30/2023	Outstanding Deposits		\$6,589.16	
4/30/2023	Ending Balance		\$ 514,146.88	
		Total Deposits	\$19,281.41	
		Total Payments	(\$26,655.04)	
		Net Change	(\$7,373.63)	
<b>SAVINGS ACCOUNT</b>				
4/1/2023	Beginning Balance		\$ 138,782.10	
4/30/2023	Credit Dividends		\$ 1.14	
4/30/2023	Ending Balance		\$ 138,783.24	
<b>ADDITIONAL INFORMATION:</b>				
98 Owners (12.7%) did not pay their assessments by the 01/31/2023 due date.				
Total Amount was \$52,344.82. Letters, along with Late Charge Invoices and Statements have been mailed. 5 owners received a 30-Day Letter.				
In addition, 1 property has been turned over to the attorney and will be sent a 45-day letter advising the owners they have 45 days to pay or a lien will be placed on the property. Foreclose is an absolute possibility if the balance is not paid once the lien has been recorded.				
As of 04/30/2023 - 47 (6.1%) of homeowners still have an amount due. The amounts range from \$5.00 to \$1,268.92. In addition there is an amount due of \$5,622.73 owed by one property owner which includes special assessment amounts due for costs incurred by the HOA to clean up the property and bring into compliance with HOA Rules, etc. This has been turnover to the HOA attorney.				
Filings for Liens and the steps taken for potential Forclosures still continue for several homeowners.				

At the end of April we had 47 lot owners that owed assessments. The amount outstanding is almost \$22,000.00. There are three owners that owe over \$1,200.00, seven owners that owe over \$700.00, and nine owners that owe over \$400.00. All have a procedure to be dealt with.

## **Committee Reports:**

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

Added flowers to the area around the entrance sign. Working on all the flower beds one at a time. Volunteers to help are welcomed.

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

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

Nine Courtesy Reminders were sent out in April, 2023

1 Move camper trailer

2 Move utility trailer

1 Move horse trailer

1 Remove above ground pool/ hot tub

1 Paint shed to match house

1 Reminder for Architectural approval for new roof

1 Request dead tree removal

1 Request to repair and repaint out buildings to match house

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

- Nothing new from April

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

- 4.21.2023 Talk to Clark pest control, there is evidence of Dry Wood Termites at 2611 Golf Hammock Dr. Detached Outbuilding. I called Nancy Beatty, GHOA President and was given the OK to get started on 5.15.2023..
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- 1 generator @2800 Lost Ball Dr.
- 1 garden shed @4137 Birdie Ct.
- 1 landscaping project with a sitting area @3010 Par Rd.
- 1 house painting @4109 Par Ct.
- 4 new roofs @ 2401 Dog Leg Dr., 4137 Birdie Ct.4323 Duffer Lp.no address given Par RD.

## **Welcoming – Joyce Rowe**

I made contact with one new homeowner on Duffer Road. I will visit when his wife gets here.

## **Website - Ruthie**

### **Emails/New Subscriptions received:**

New Subscribers: **5**

Contacted Us: **2**

**ShoutOuts: 0**

### **Website Postings/Other:**

- March 13, 23 GHOA Draft Meeting minutes
- January, February, and March CPHA Meeting minutes
- Regular monthly website updates

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

- Still working on getting updated records of the homeowners.

**Old Business:**

- None

**New Business:**

- Board will work up standing rule amendments for size of hedges and length of rentals.

President Nancy Beatty entertained comments from homeowners present at the meeting.

Next Meeting Monday June 12, 2023 7:00 pm at the activity center.

Tim Leesburg 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)**