# GOLF HAMMOCK OWNERS ASSOCIATION REGULAR MONTHLY BOARD MEETING FINAL MINUTES MONDAY, MARCH 14, 2022 GOLF HAMMOCK ACTIVITY CENTER WORKSHOP – 6:45 pm MEETING – 7:00 pm

Meeting was called to order by President Nancy Beatty

#### **Board Directors Present:**

Nancy Beatty, John Waddell, Matt Nelson, Richard Smith, Victoria Dale,

#### Approval of Meeting Minutes

Motion made by Victoria Dale to approve February Minutes. Richard Smith Second. Motion approved unanimously.

#### **Officer Reports:**

#### **President: Nancy Beatty**

Received calls from realtors with questions. The new acknowledgement form seems to be working well. Hog fence was repaired/installed in the past month.

#### Vice President: Robert Schroeder

General support to all Committees and President

#### Secretary: Matt Nelson

No Report

# Treasurer: John Waddell

	Golf Hamm	ock Owners	Asso	ciation				
	T	reasurer Repo	ort					
		February 2022						
		,						
	ASSESSMENT SUMMARY							
	Total Assessments Due 01/01/2022 (Including Past Due & 2022)		\$	301,206.06				<u> </u>
	Amount Paid - January 2022 (including Undeposited Funds)		\$	176,581.25				<u> </u>
	Amount Remaining - 01/31/2022		\$	124,624.81				<u> </u>
	Amount Paid - February 2022 (including Undeposited Funds)		\$	44,150.00				<u> </u>
	Amount Remaining - 02/28/2022		\$	80,474.81				<u> </u>
	Annual Development of the Development	#-61-1-	<u> </u>					<u> </u>
	Amount Remaining Detail: (\$25.00)	#of Lots	\$	Amt Due				<u> </u>
	(\$23.00) (\$52.00)	2	\$	(50.00)				<u> </u>
	(\$32.00) (\$75.00)	1	\$	(75.00)				-
	\$375.00	168	\$	63,000.00				<u> </u>
	\$375.00	100	\$	401.69				
	\$402.00	1	\$	402.00				<u> </u>
	\$403.73	1	ŝ	403.73				<u> </u>
	\$802.00	4	s	3,208.00				
	\$802.10	1	ŝ	802.10				
	\$831.47	1	\$	831.47				
	\$845.76	1	\$	845.76				
	\$891.94	1	\$	891.94				
	\$914.59	1	\$	914.59				
	\$1,266.94	2	\$	2,533.88				
	\$1,268.08	4	\$	5,072.32				
	\$1,344.33	1	\$	1,344.33				
	Totals	187	\$	80,474.81	26.72%	of 01/01/2	022	
						Balance R	emains Un	paid
			<u> </u>					<u> </u>
-		Budget	<u> </u>					<u> </u>
Date	Description	Line#		Amount	Memo			
								1
								<u> </u>
	CHECKING ACCOUNT							
	Beginning Balance		\$	344,644.28				
2/1/2022	Beginning Balance Deposit		\$	\$4,875.00				
2/1/2022 2/1/2022	Beginning Balance Deposit Deposit	31	\$	\$4,875.00 \$400.00	Web Hosti	nø		
2/1/2022 2/1/2022 2/7/2022	Beginning Balance Deposit Deposit RUTHIE O'NEILL - BILL PYMT - 5BACDYKX	31 15B	\$	\$4,875.00 \$400.00 (\$325.00)	Web Hosti Utilities - A		ter	
2/1/2022 2/1/2022 2/7/2022 2/8/2022	Beginning Balance Deposit Deposit	31 158 17	\$	\$4,875.00 \$400.00 (\$325.00)	Utilities - A	Activity Cen		als
2/1/2022 2/1/2022 2/7/2022 2/8/2022 2/8/2022	Beginning Balance Deposit Deposit RUTHIE O'NEILL - BILL PYMT - 5BACDYKX GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCJL64	15B	\$	\$4,875.00 \$400.00 (\$325.00) (\$33.24) (\$1,101.00)	Utilities - A	Activity Cen		als
2/1/2022 2/1/2022 2/7/2022 2/8/2022 2/8/2022 2/8/2022	Beginning Balance Deposit Deposit RUTHIE O'NEILL - BILL PYMT - 5BACDYKX GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCJL64 AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64	15B 17	\$	\$4,875.00 \$400.00 (\$325.00) (\$33.24) (\$1,101.00)	Utilities - A Common G Fountain	Activity Cen		als
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2/1/2022 2/1/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022	Beginning Balance Deposit Deposit RUTHIE O'NEILL - BILL PYMT - 5BACDYKX GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCJL64 AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64 DUKE ENERGY-CAROLINAS - BILL PYMT - FBNCWL64 BOB SCHROEDER - BILL PYMT - LBQCOL64 DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64	15B 17 21 21 17F 21	\$	\$4,875.00 \$400.00 (\$325.00) (\$33.24) (\$1,101.00) (\$54.73) (\$789.39) (\$10.00) (\$33.32)	Utilities - A Common G Fountain Lighting Reimburse West Entra	Activity Cen Grounds - L ment - Dur ance	akes & Can p Fees	als
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2/1/2022 2/1/2022 2/1/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/9/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/215/2022 2/22/2022	Beginning Balance         Deposit         Deposit         RUTHIE O'NEILL - BILL PYMT - SBACDYKX         GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 1BJCJL64         AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - GBSCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - FBNCWL64         BOB SCHROEDER - BILL PYMT - LBQCOL64         DUKE ENERGY-CAROLINAS - BILL PYMT - 0BECML64         PELLA & ASSOCIATES P.A BILL PYMT - 0BECML64         PELLA & ASSOCIATES P.A BILL PYMT - 9B1CYYCW         Night Drop Deposit 2-15-22         Night MASTERS OF HIGHLANDS, INC BILL PYMT - PB3CVLA8         LERMAY'S LANDSCAPING - BILL PYMT - FB3CNLY8         E MARK BREED III, P.A BILL PYMT - IBSCSLL8	158 17 21 27 21 25 25 14 14 14 170 178 24		\$4,875.00 \$400.00 (\$325.00) (\$31.24) (\$1,10100) (\$54.73) (\$789.39) (\$10.00) (\$33.32) (\$850.00) \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 (\$6,750.00 \$6,750.00 (\$6,750.00 (\$6,750.00) (\$6,670.00) (	Utilities - A Common G Fountain Lighting Reimburse West Entra Accounting Cost of the Reim To Be Reim To Be Reim Common G Common G Legal Fees	ntivity Centre Control	akes & Can np Fees , Homeown Homeown Nowing	er
2/1/2022 2/1/2022 2/1/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/9/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/21/2022 2/22/2022 2/22/2022	Beginning Balance         Deposit         Deposit         RUTHIE O'NEILL - BILL PYMT - SBACDYKX         GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - IBJCJL64         AQUATIC WEED CONTROL, INC - BILL PYMT - 78QCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - GBSCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - FBNCWL64         BOB SCHROEDER - BILL PYMT - LBQCOL64         DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64         PELLA & ASSOCIATES P.A BILL PYMT - OBECML64         PELA & ASSOCIATES P.A BILL PYMT - 981CYYCW         Night Drop Deposit 2-15-22         Night Drop Deposit 2-15-24         Night Drop Deposit 2-15-24         Night Drop Deposit 2-15-24         Night Drop Deposit 2-15-24         Night Dr	158 17 21 17F 21 25 25 14 14 14 17D 178		\$4,875.00 \$400.00 (\$325.00) (\$33.24) (\$1,101.00) (\$54,73) (\$789.39) (\$1000) (\$33.32) (\$850.00) \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 (\$6,750.00 (\$6,750.00 (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$5,750.00) (\$6,750.00) (\$5,750.00) (	Utilities - A Common G Fountain Lighting Reimburse West Entra Accounting Descention To Be Reim To Be Reim To Be Reim Common G Common G Common G	nteriore and a construction of the second se	Akes & Caning Fees	er
2/1/2022 2/1/2022 2/7/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/21/2022 2/22/2022 2/22/2022 2/22/2022 2/22/2022 2/22/2022	Beginning Balance         Deposit         Deposit         RUTHIE O'NEILL - BILL PYMT - SBACDYKX         GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - IBJCJL64         AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - GBSCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - GBSCNL64         DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64         BOB SCHROEDER - BILL PYMT - LBQCOL64         DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64         PELLA & ASSOCIATES P.A BILL PYMT - 0BECML64         PELLA & ASSOCIATES P.A BILL PYMT - 9B1CYYCW         Night Drop Deposit 2-15-22         Night MASTERS OF HIGHLANDS, INC BILL PYMT - PB3CVLA8         LERMA'S LANDSCAPING - BILL PYMT - FB9CNLY8         E MARK BREED III, P.A BILL PYMT - IBSCSLL8         A.C. PEARCE INC BILL PYMT - CBSCTLXZ	158 17 21 27 21 25 25 25 25 25 25 25 25 25 25 25 25 25		\$4,875.00 \$400.00 (\$325.00) (\$33.24) (\$1,101.00) (\$54,73) (\$789.39) (\$1000) (\$33.32) (\$850.00) \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 (\$6,750.00 \$6,750.00 (\$6,750.00 (\$6,750.00) (\$6,750.00 (\$15.00) (\$555.00) (\$255.36)	Utilities - A Common G Fountain Lighting Reimburse West Entra Accounting Cost of the Reim To Be Reim To Be Reim Common G Common G Legal Fees	nterinity Centre not the second seco	akes & Can mp Fees , Homeown Homeown Homeown for the second for th	er
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2/1/2022 2/1/2022 2/1/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/8/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/15/2022 2/21/2022 2/22/2022 2/22/2022 2/28/2022	Beginning Balance           Deposit           Deposit           RUTHIE O'NEILL - BILL PYMT - SBACDYKX           GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - IBJCJL64           AQUATIC WEED CONTROL, INC - BILL PYMT - 7BQCNL64           DUKE ENERGY-CAROLINAS - BILL PYMT - GB5CNL64           DUKE ENERGY-CAROLINAS - BILL PYMT - FBNCWL64           BOB SCHROEDER - BILL PYMT - LBQCOL64           DUKE ENERGY-CAROLINAS - BILL PYMT - OBECML64           PELLA & ASSOCIATES P.A BILL PYMT - 0BECYCW           Night Drop Deposit 2-15-22           Night MASTERS OF HIGHLANDS, INC BILL PYMT - PB3CVLA8           LERMA'S LANDSCAPING - BILL PYMT - FB9CNLY8           E MARK BREED III, P.A BILL PYMT - IBSCSLL8           A.C. PEARCE INC BILL PYMT - CB5CTLXZ           PELLA & ASSOCIATES P.A BILL PYMT - TBKCYLYZ           GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - PBACJLE9 <td>158 17 21 27 25 25 17F 25 25 17F 25 17F 24 14 14 17D 17B 24 16D 23A-25-23C 15A Total Deposits Total Payments</td> <td></td> <td>\$4,875.00 \$400.00 (\$325.00) (\$31.24) (\$1,101.00) (\$54.73) (\$789.39) (\$10.00) (\$33.32) (\$850.00) \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 (\$6,750.00 (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$2,150.00) (\$5,750.00) (\$5,750.00) (\$2,150.00) (\$5,750.00) (\$2,150.00) (\$5,750.00)</td> <td>Utilities - A Common G Fountain Lighting Reimburse West Entra Accounting West Entra Accounting To Be Reim To Be Reim To Be Reim To Be Reim To Be Reim To Be Reim Common G Common G Common G Common G Common G Common G</td> <td>netivity Cen Frounds - L ment - Dur ance g - Monthly bursed By bursed By frounds - N Grounds - N frounds - N frounds - N</td> <td>akes &amp; Can mp Fees , Homeown Homeown Homeown for the second for th</td> <td>er</td>	158 17 21 27 25 25 17F 25 25 17F 25 17F 24 14 14 17D 17B 24 16D 23A-25-23C 15A Total Deposits Total Payments		\$4,875.00 \$400.00 (\$325.00) (\$31.24) (\$1,101.00) (\$54.73) (\$789.39) (\$10.00) (\$33.32) (\$850.00) \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 \$6,750.00 (\$6,750.00 (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$6,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$5,750.00) (\$2,150.00) (\$5,750.00) (\$5,750.00) (\$2,150.00) (\$5,750.00) (\$2,150.00) (\$5,750.00)	Utilities - A Common G Fountain Lighting Reimburse West Entra Accounting West Entra Accounting To Be Reim To Be Reim To Be Reim To Be Reim To Be Reim To Be Reim Common G Common G Common G Common G Common G Common G	netivity Cen Frounds - L ment - Dur ance g - Monthly bursed By bursed By frounds - N Grounds - N frounds - N frounds - N	akes & Can mp Fees , Homeown Homeown Homeown for the second for th	er
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Treasurer John Wadell reported, the two bad checks were remedied with the cancel check charges. At the end of the first week in April John will send a letter along with an invoice to property owners that have not paid their assessments.

# **Committee Reports:**

# Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Victoria Dale, Chair

Irrigation work. Robert Schroeder replaced some sprinkler heads.

# Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair

Replaced another aerator pump.

#### Complaints and Violations – Robert Schroeder, Chair

2 violations - both open 3 courtesy letters

#### Roads and Drainage – Richard Smith, Chair

The Roads and Drainage Committee met on February 28 to discuss projects moving forward. The following two paragraphs describe changes to my previous reporting:

- Cormorant Point Drive: EPI has assessed the situation on Cormorant Point Drive to be more involved than initial observations indicated. The project would nearly double in cost and have limited remedial effect. The decision of the committee is to leave the budgeted amount for Cormorant Point Drive in place through the rainy season to assess whether the problem persists during times of normal rainfall. If the problem persists, we will likely need to invest in further engineering of that area to determine the best path forward.
- East Ditch: The committee agreed to engage Polston Engineering to make an initial
  assessment of the remedial steps that could be taken to maintain the East Ditch. I will report
  on their recommendations when they submit their initial report.

Additionally, First notices were sent to homeowners affected by projects this spring on Lost Ball Drive, Summertree Drive, and the corner of Waterwood and Cormorant Point Drive. Second notices will be sent approximately two weeks prior to work beginning on these projects.

The committee members also agreed to request an engineering report for remedial steps that can be taken for two other problem areas. These are:

1. Standing water on Pitching Wedge Way.

Standing water along the west side of Lost Ball Drive between Dog Leg Drive and Lost Ball Court. Richard possibly recommends we send a letter a year in advance before we start to work on the East ditch. The right of way is 15 feet from the center of the ditch. He will wait for the engineering report to come back.

#### Architectural Review-Donald Robinson, Chair

- 1-12x28 Garden Shed
- 1-12x62 Concrete side extension alongside existing driveway at 3415 Par Rd 1-driveway extension that is an apron at 4003 Mulligan Ct.

# Data Base and Directories - Open, Chair

No Report.

# Activity Center and Special Events - Linda Fisher, Chair

No Report

# Events - Linda Fisher, Chair

No Report

#### Welcoming – Joyce Rowe

I had 3 visitations

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

No Report

Website – Ruthie

Website Report for Month of February, 2022

#### **Emails Received 15:**

- New Subscribers: 6
- Contacted Us: 9

#### **Postings/Updates:**

- GH Yard Sale announcement on the Home page & calendar
- January 15, 2022 Annual and General draft Meeting Minutes

- CPHA Budget for 2022
- Posted Potential Buyer Information form for Cormorant Point to Document Center

and Home page

- Regular monthly updates to website, calendar, and announcements
- File Maintenance

#### Old Business:

• None

# <u>New Business:</u>

- Funeral with a 21 gun salute for a funeral on Monday March 26th at 2774 Duffer Loop
- Realtor called President Nancy Beatty to request the board to allow an exception for potential new homeowner to allow her to have 4 dogs. Board decided unanimously to deny this request.
- Need mulch at the circle on Golf Hammock Drive
- There was a discussion about reflectors in the right of way. It was brought up that they need to be set back to avoid cars from being scratched.
- There was a discussion about the age of golf cart drivers in our community. Golf cart drivers must be 16. Also golf cart riders must not exceed the capacity of the golf cart.
- President Nancy Beatty asked to have board member check in to our Boards insurance policy

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

Next Meeting will be Monday, April 11, 2022

Motion to adjourn made by John Waddell. Nancy Beatty Second. Motion passed 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