# GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (DRAFT) February 10, 2025 Activity Center

Meeting was called to order by President John Waddell.

# **Board Directors Present:**

John Waddell, Matt Nelson, Timothy Leeseburg, Norm Sochia, Antonia D'Elia, John Rovero, Nancy Beatty,

## Approval of Meeting Minutes:

Motion made by Timothy Leesburg to approve January 25, 2025 Board meeting Minutes. Norm Sochia Second. Motion approved unanimously.

## Officer Reports:

President: John Waddell

No Report

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

# Treasurer: Antonia D'Elia

		nock Owners /		
		reasurer Repo		
	,	JANUARY 202	5	
		Budget	6	
	Description	Line#	Amount	Memo
anacon .	CHECKING ACCOUNT			
Date	Beginning Balance		\$271,262.11	-
1/1/2025	RUTHIE O'NEILL - BILL PYMT - LB71R4HX	31		Web Hosting
1/2/2025	HIGHLANDS COUNTY SHERIFF - BILL PYMT - NBV1WFNZ	28		Traffic Control
1/8/2025	CARPENTER PRINTING & MORE - BILL PYMT - AB71KFNZ	13A		Printing Annual Meeting
1/8/2025	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - LBM1IFNZ	15B		Activity Center Utilities
1/8/2025	DUKE ENERGY - BILL PYMT - QBX1YFNZ DUKE ENERGY - BILL PYMT - OBR1MFNZ	21		West Entrance Fountain
1/8/2025	DUKE ENERGY - BILL PYMT - OBKIMFNZ  DUKE ENERGY - BILL PYMT - 7BN1LFNZ	21	(\$42.64)	The state of the s
1/8/2025	LAWN MASTERS OF HIGHLANDS, INC BILL PYMT - QB71JFNZ	17D		Mowing - December
1/8/2025	PELLA & ASSOCIATES P.A BILL PYMT - JBR1Z48U	25		Accounting-Monthly
1/9/2025	Deposit	1,000	\$6,750.00	
1/16/2025	Deposit		\$6,750.00	
1/16/2025	Deposit		\$300.00	
1/16/2025	Deposit		\$6,750.00	7
1/16/2025	Deposit		\$6,750.00	
1/16/2025 1/16/2025	Deposit Deposit		\$6,750.00 \$6,750.00	
1/16/2025	Deposit		\$6,750.00	
1/16/2025	Deposit		\$6,750.00	
1/16/2025	Deposit		\$1,125.00	
1/16/2025	Deposit		\$6,856.00	
1/16/2025	Deposit		\$3,000.00	
1/16/2025	Deposit		\$6,785.00	
1/16/2025	Deposit		\$6,750.00	
1/16/2025	Deposit		\$6,750.00	
1/16/2025	Deposit		\$6,750.00	5
1/16/2025 1/16/2025	Deposit HIGHLANDS COUNTY SHERIFF - BILL PYMT - FBY1WFKU	28	\$6,750.00	Traffic Control
1/21/2025	LERMA'S LANDSCAPING - BILL PYMT - DB21LFKU	17A		Common Grounds-Monthly-January
1/21/2025	AQUATIC WEED CONTROL, INC - BILL PYMT - HBM1VFKU	17		Common Grounds-Nontiny-January  Common Grounds-Lakes & Canals
1/21/2025	Deposit		\$6,750.00	The second secon
1/21/2025	Deposit		\$6,750.00	
1/21/2025	Deposit		\$5,610.00	
1/21/2025	Deposit		\$6,750.00	
1/21/2025	Deposit		\$6,756.41	
1/21/2025	Deposit		\$2,250.00	
1/21/2025	Deposit		\$6,750.00	
1/21/2025	Deposit Deposit		\$6,750.00 \$6,750.00	
1/21/2025	Deposit		\$6,750.00	
1/21/2025	Deposit		\$6,750.00	
1/21/2025	Deposit		\$750.00	
1/21/2025	Return of Deposit Item Fee		(\$15.00)	
1/22/2025	Returned Check - #243		(\$375.00)	
1/22/2025	SWAINE, HARRIS, & WOHL, P.A BILL PYMT - DBP175VC	24		Legal Services
1/30/2025	NANCY BEATTY - BILL PYMT - YBA1K5VC	17C	THE RESERVE OF THE PERSON NAMED IN COLUMN	Remibursement - Flowers
1/30/2025	MOW & BEHOLD LLC - BILL PYMT - CBZ185VC	16C	The state of the s	Irrigation Repairs
1/30/2025 1/30/2025	CARPENTER PRINTING & MORE - BILL PYMT - JBJ165VC  Drop Off	13A	\$1,152.09	Printing Annual Meeting
1/30/2025	drop Off		\$6,750.00	
1/30/2025	Drop Off		\$6,375.00	7
1/30/2025	Deposit		\$6,750.00	
1/30/2025	Drop off		\$6,750.00	
1/31/2025	Ending Balance		\$460,444.53	
		Total Deposits	\$196,209.50	
		Total Payments	(\$7,027.08)	
		Net Change	\$189,182.42	
	O AVINGO AGGGINE			5
. Is Inna-	SAVINGS ACCOUNT	-	A 400 000 C	2
1/1/2025	Beginning Balance		\$ 138,806.48	
1/31/2025	Credit Dividends		\$ 1.18	-
1/31/2025	Ending Balance		\$ 138,807.66	3. V
	GOLF HAMMOCK OWNER'S ASSOCIATION			
	REPORT OF AMOUNTS OF \$100 OR MORE OWED			
	EXCLUDING ACCOUNTS WHICH OWE FOR 2025 ASSESSMENTS ONLY			
	AFTER PAYMENTS RECEIVED THRU 01/31/2025			
nount Owed	Address	Lot#		
THE RESIDENCE OF THE PARTY OF T	2501 Par Lane	00031		Ē.
808.41	2511 Par Lane 2300 Fairway Circle	00032 00053		
			Lien	

\$ 808.41	2814 Par Rd	00082		
\$ 808.41	2802 Par Rd	00084	1	
\$ 837.37	3109 Par Rd	00094		9
\$ 808.41	3101 Divot Rd	00120		
\$ 808.41	3404 Duffer Rd	00196		
\$ 808.41	2776 Duffer Rd	00221	T	
\$ 808.41	2766 Duffer Rd	00226		
\$ 808.41	2011 Mulligan Rd	00265		(v
\$ 802.00	4109 W. Mulligan Ct	00299		
\$ 2,898.13	4309 Duffer Loop	00304	Lien	
\$ 3,416.69	4609 SandWedge Way	00323	Lien	
\$ 808.41	4122 Duffer Loop	00332		
\$ 1,719.13	1308 Putter Ct	00334		§
\$ 821.88	4611 Bunker Dr	00460		
\$ 23,927.83	Report Total			
\$ 17,995.54	December Report Total			
\$ 5,932.29	Increase From December			

According to our bank statement ending January 31, 2025 our beginning balance was \$271,262.11. We had 34 credits for that period in the amount of \$196,209.50 coming from annual assessments. We had 18 Debits for that same period in the amount of \$7,027.08. The ending balance is \$460,444.53

# Golf Hammock Owners Association, Inc. Statement of Operations - Budget vs. Actual - No Disclosures January 2025

	Jan 25	Budget	\$ Over Budget	% of Budget
Income	, - 3 a* .			
Assessments	289,125.00	289,500.00	(375.00)	99.9%
P. Convol Proc	375.00	3,750.00	(3,375.00)	10.0%
Estoppel Fee	0.00	375.00	(375.00)	0.0%
Finance charges		1,000.00	(1,000.00)	0.0%
Fees	0.00		(260.00)	0.0%
Garage Sale Income	0.00	260.00		8.4%
Interest Income	1.18	14.00	(12.82)	
Assessment Write-off	(32.75)	(50.00)	17.25	65.5%
Total Income	289,468.43	294,849.00	(5,380.57)	98.2%
Gross Profit	289,468.43	294,849.00	(5,380.57)	98.2%
Expense	*			
Annual Assessments				
Postage	0.00	563.56	(563.56)	0.0%
Annual Assessments - Other	0.00	500.00	(500.00)	0.0%
Total Annual Assessments	0.00	1,063.56	(1,063.56)	0.0%
Annual Meeting			(4== 0=)	10.70/
Printing/Postage	160.61	813.56	(652.95)	19.7%
Room Rental	0.00	75.00	(75.00)	0.0%
Annual Meeting - Other	0.00	250.00	(250.00)	0.0%
Total Annual Meeting	160.61	1,138.56	(977.95)	14.1%
Clubhouse Rental	33.41	3,600.00	(3,566.59)	0.9%
Common Grounds			, m	
General Maintenance		*		*
Tree Trimming	0.00	6,500.00	(6,500.00)	0.0%
	0.00	1,000.00	(1,000.00)	0.0%
Fencing Maintenance		1,800.00	(1,600.00)	11.1%
Irrigation Maintenance	200.00		(1,500.00)	0.0%
Mulching / Stone / Planter	0.00	1,500.00	(300.00)	0.0%
Misc. Repairs	0.00	300.00		
Total General Maintenance	200.00	11,100.00	(10,900.00)	. 1.8%
Lakes & Canals	1,156.00	14,372.00	(13,216.00)	8.0%
Landscaping	e e		(0.000.00)	0.20/
Monthly	800.00	9,600.00	(8,800.00)	8.3%
Landscaping - Other	139.78	1,500.00	(1,360.22)	9.3%
Total Landscaping	939.78	11,100.00	(10,160.22)	8.5%
Mowing	750.00	17,260.00	(16,510.00)	4.3%
Pest Control	0.00	900.00	(900.00)	0.0%
Total Common Grounds	3,045.78	54,732.00	(51,686.22)	5.6%
Garage Sale Expense	0.00	300.00	(300.00)	0.0%
	870.87	8,000.00	(7,129.13)	10.9%
Insurance	847.28	9,015.00	(8,167.72)	9.4%
Lighting	047.20	2,012.00	(0,10///2)	* 2

# Golf Hammock Owners Association, Inc. Statement of Operations - Budget vs. Actual - No Disclosures January 2025

		Jan 25	Budget	\$ Over Budget	% of Budget
•	Office Expense Printing Postage Supplies Office Expense - Other	0.00 0.00 0.00 0.00	1,330.00 470.00 480.00 600.00	(1,330.00) (470.00) (480.00) (600.00)	0.0% 0.0% 0.0% 0.0%
	Total Office Expense	0.00	2,880.00	(2,880.00)	0.0%
	Professional Fees Accountant Legal	950.00 675.00	11,400:00 8,400.00	(10,450.00) (7,725.00)	8.3% 8.0%
	Total Professional Fees	1,625.00	19,800.00	(18,175.00)	8.2%
	Security Special Projects Engieering Work Paving & Road Repair Drainage	0.00 0.00 0.00 0.00	3,900.00 15,000.00 15,000.00 350,000.00	(3,300.00) (15,000.00) (15,000.00) (350,000.00)	0.0% 0.0% 0.0%
	Total Special Projects	0,00	380,000.00	(380,000.00)	0.0%
	Taxes FL NFP Corp Reporting	0.00	185.00	(185.00)	0.0%
	Total Taxes	0.00	185.00	(185.00)	0.0%
	Web Site Maintenance Emergency Use	325.00 0.00	4,100.00 10,000.00	(3,775.00) (10,000.00)	7.9% 0.0%
	Total Expense	7,507.95	498,714.12	(491,206.17)	1.5%
	ncome	281,960.48	(203,865.12)	485,825.60	(138.3)%
	*	. —————————————————————————————————————			

#### Committee Reports:

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

Continuing to add flowers to the beds at the main entrance. Thank you to Bob Schroeder for repairing the Stop sign at Hammock Rd and Golf Hammock Dr. Sprinklers were checked. Replaced a couple of Landscape lights. Getting estimates to remove brush in the ditch between Lake Elaine and Lake Claire.

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

Lakes are at a good level. Homeowners should be aware there was an alligator sighting on Lake Claire.

Complaints and Violations – Judy Trier, Chair; John Waddell, Board Director

No Report

#### Roads and Drainage - John Rovero, Chair

Spoke with Bo Tilman about repairing the road cuts and also about an estimate to try and connect the drain between Eagle, Birdie and Par Ct.

#### Architectural Review- Timothy Leeseburg, Chair

- 3801 Duffer Rd Shed
- 3502 Duffer Rd Windows and Doors
- 3909 Duffer Rd Roof
- 4511 Pitching Wedge Way Detached Garage

Welcoming - Mary Lou Woodard

No Report

Databases and Directories - Antonia Rivera

No Report

#### Activity Center and Special Events - C. Brian Simnons

Report made by President John Waddell

Mahjong

Every Monday from 1:00pm - 4:00pm

2nd, 4th, & 5th Thursdays from 1:00pm - 4:00pm

Bible Study

Every Tuesday from 12:30pm - 2:30pm

Arts & Crafts

1st and 3rd Thursdays from 10:00am - 2:00pm

Book Club

3rd Thursday from 3:00pm – 4:00pm

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

No Report

#### Old Business:

 President John Waddell will be meeting with the Board Attorney to clarify the changes the Board needs to make to be compliant with the new Florida Statute.

#### **New Business:**

- Timothy Leeseburg a motion to add Antonia D'Elia as a signer on all MidFlorida accounts including the Checking and Savings accounts and to remove Louis Hughes from the same. Nancy Beatty Second. Motion approved unanimously.
- There is still one open board position. Application is on the website. Contact Matt Nelson with any questions.

Sign in sheet of Property owners that spoke with topics attached.

Next Meeting is March 10, 2025 at the Activity Center.

Timothy Leesburg made a Motion to adjourn the meeting. Norm Sochia 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

Golf Hammock Owners Association (GHOA) Monthly Meeting Sign-In Sheet

Date: 2/10/2015

Location:

Name	Address	Topic
Dave Stuatton	2021 PAR 22	
John Statlon	2131 Pm RD	
Bob + Pandora Eads	1610 Sandwelle Ct	Theory Took
RICHARD & CATITY ANDERSON	+501 Pireshow Wesse WA	1
BEB HEUSINGO	2920 Sommertine DR	Davous y AT 2775 Duffer (2002)
Lynn Gillilan	2510 Dog Leg Dr.	
Den's Cathy Jaco	4614 P. tching Wedge Way	
Edwin + Myda Panton.	1300 Putter Court	7/4