

**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 Leeseburg 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

\$	808.41	2814 Par Rd	00082		
\$	808.41	2802 Par Rd	00084		
\$	837.37	3109 Par Rd	00094		
\$	808.41	3101 Divot Rd	00120		
\$	808.41	3404 Duffer Rd	00196		
\$	808.41	2776 Duffer Rd	00221		
\$	808.41	2766 Duffer Rd	00226		
\$	808.41	2011 Mulligan Rd	00265		
\$	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				
Assessments	289,125.00	289,500.00	(375.00)	99.9%
Estoppel Fee	375.00	3,750.00	(3,375.00)	10.0%
Finance charges	0.00	375.00	(375.00)	0.0%
Fees	0.00	1,000.00	(1,000.00)	0.0%
Garage Sale Income	0.00	260.00	(260.00)	0.0%
Interest Income	1.18	14.00	(12.82)	8.4%
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				
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				
General Maintenance				
Tree Trimming	0.00	6,500.00	(6,500.00)	0.0%
Fencing Maintenance	0.00	1,000.00	(1,000.00)	0.0%
Irrigation Maintenance	200.00	1,800.00	(1,600.00)	11.1%
Mulching / Stone / Planter ...	0.00	1,500.00	(1,500.00)	0.0%
Misc. Repairs	0.00	300.00	(300.00)	0.0%
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				
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%
Insurance	870.87	8,000.00	(7,129.13)	10.9%
Lighting	847.28	9,015.00	(8,167.72)	9.4%

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	0.00	1,330.00	(1,330.00)	0.0%
Postage	0.00	470.00	(470.00)	0.0%
Supplies	0.00	480.00	(480.00)	0.0%
Office Expense - Other	0.00	600.00	(600.00)	0.0%
Total Office Expense	0.00	2,880.00	(2,880.00)	0.0%
Professional Fees				
Accountant	950.00	11,400.00	(10,450.00)	8.3%
Legal	675.00	8,400.00	(7,725.00)	8.0%
Total Professional Fees	1,625.00	19,800.00	(18,175.00)	8.2%
Security	600.00	3,900.00	(3,300.00)	15.4%
Special Projects				
Engineering Work	0.00	15,000.00	(15,000.00)	0.0%
Paving & Road Repair	0.00	15,000.00	(15,000.00)	0.0%
Drainage	0.00	350,000.00	(350,000.00)	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	325.00	4,100.00	(3,775.00)	7.9%
Emergency Use	0.00	10,000.00	(10,000.00)	0.0%
Total Expense	7,507.95	498,714.12	(491,206.17)	1.5%
Net Income	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 Simmons

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: 2/10/2025
 Time: 7:00 pm
 Location: _____

Name	Address	Topic
Dave Stratton	2021 PAR Rd	
Tony Stratton	2131 Pine Rd	
Bob + Pandora Eads	1610 Sandwedge Ct	Sheriff's report
Rickie + Chrissy Anderson	4501 Pitching Wedge Way	
Bob Henderson	2920 Somerton Dr	Driveway AT 2778 Duffen Road
Lynn Gillilan	2510 Dog Leg Dr.	
Dee's Cathy Jaco	4614 Pitching Wedge Way	
Edwin + Lynda Partridge	1300 Putter Court	N/A