

**GOLF HAMMOCK OWNERS ASSOCIATION ANNUAL MEMBER MEETING
MINUTES (DRAFT) SATURDAY, JANUARY 25, 2025
SEBRING CHRISTIAN CHURCH
MEETING – 1:00 pm**

Meeting was called to order by President John Waddell

Board Directors Present:

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

Approval of Meeting Minutes

Motion made by Norm Sochia to approve January 2024 Annual Minutes. Antonia D'Elia Second. Motion Approved unanimously.

Officer Reports:

President: John Waddell

The last few months after taking over as President has come with some challenges which needed to be taken a hold of. We have started that work and it will continue. A thank you goes out to Bob Schroeder for his help and advice during Hurricane Milton.

Vice President: Timothy Leesburg

No Report

Secretary: Matt Nelson

No Report

Golf Hammock Owners Association			
Approved @ Board Meeting 12/09/2024		2025 BUDGET	
			2025
			Budget
Budget			Amount
Line#	Description		
REVENUE:			
	Special Assessment		
1	Assessment Write Off		\$ (50.00)
2	Assessments	772 Lots @ \$375/Lot	\$ 289,500.00
3	Clubhouse Use Fee		\$ -
4	Garage Sale		\$ 260.00
5	Interest Income		\$ 14.00
	Finance Charges		\$ 375.00
6	Admin Fees		\$ 1,000.00
7	Attorney Fees Collected		\$ -
8	Estoppel Requests	Budget for 50 Lot Sales	\$ 3,750.00
9	Misc. Income		\$ -
10	Directory Ads		\$ -
11	Property Owner Lawn Maintenance		\$ -
Total Revenue			\$ 294,849.00
EXPENSE:			
12	Annual Assessments		\$ 1,063.56
12A		Printing	\$ -
12B		Postage	\$ 563.56
12C		Other	\$ 500.00
13	Annual Meeting		\$ 1,138.56
13A		Printing / Postage	\$ 813.56
13B		Room Rental	\$ 75.00
13C		Other	\$ 250.00
14	Bank Service Charges		\$ -
15	Activity Center		\$ 3,600.00
15A		Rent	\$ 3,600.00
15B		Utilities	\$ -
16	Common Grounds Total		
16A	Common Grounds General Maintenance		\$ 10,800.00
16B		Misc. Repairs	\$ -
16C		Irrigation Maintenance	\$ 1,800.00
16D		Fencing Maintenance	\$ 1,000.00
16E		Mulching / Planter Beds	\$ 1,500.00
16F		Tree Trimming	\$ 6,500.00
17	Common Grounds Lakes & Canals		\$ 14,372.00
17A	Common Grounds Landscaping		\$ 11,100.00
17B		Monthly	\$ 9,600.00
17C		Landscape Maintenance	\$ 1,500.00
17D	Common Grounds Mowing		\$ 17,260.00
17E	Common Grounds Pest Control		\$ 900.00
17F	Common Grounds Other		\$ 300.00
18	Directory		\$ -
19	Garage Sale Rental		\$ 300.00
20	Insurance		\$ 8,000.00
21	Lighting		\$ 9,015.00
22	Directory		\$ -
23	Office Expense (Postage & Printing)		\$ 2,880.00
23A		Regular Postage	\$ 470.00
23B		Printing	\$ 1,330.00
23C	Office Expense Supplies		\$ 480.00
23D	Office Expense Other		\$ 600.00
	Professional Fees		\$ 19,800.00
24	Professional Fees Legal		\$ 8,400.00
25	Professional Fees Accounting		\$ 11,400.00
26	Professional Fees Engineering & Consulting		\$ -
26A	Professional Fees - Other		\$ -
27	Property Owner Lawncare		
28	Security & Traffic Monitoring		\$ 3,900.00
29	Special Projects		\$ 380,000.00
29A		Drainage Projects	\$ 350,000.00
29B		Paving and Road Repair	\$ 15,000.00
29C		Engineering Work	\$ 15,000.00
29X	Net Charges/Expenses to Owners		\$ -
30	Florida Annual Filing		\$ 185.00
31	Website Maintenance		\$ 4,100.00
32	Emergency Allowance		\$ 10,000.00
Total Expenses			\$ 498,714.13
To Be Drawn from Checking & Savings Account			\$ (203,865.13)
* Net Revenues / Expenses			\$ -
<p>THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.</p>			

Golf Hammock Owners Association, Inc.
Balance Sheet - Tax Basis - No Disclosures
As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	271,262.11
Savings	138,806.48
Total Checking/Savings	<u>410,068.59</u>
Accounts Receivable	
Accounts Receivable	17,614.72
Total Accounts Receivable	<u>17,614.72</u>
Other Current Assets	
PrePaid Insurance	5,225.20
Total Other Current Assets	<u>5,225.20</u>
Total Current Assets	<u>432,908.51</u>
TOTAL ASSETS	<u><u>432,908.51</u></u>
LIABILITIES & EQUITY	
Equity	
Net Equity	581,319.34
Net Income	(148,410.83)
Total Equity	<u>432,908.51</u>
TOTAL LIABILITIES & EQUITY	<u><u>432,908.51</u></u>

Golf Hammock Owners Association, Inc.
Statement of Operations - Budget vs. Actual - No Disclosures
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Income				
Assessments	289,500.00	289,500.00	0.00	100.0%
Attorney Fee	100.42			
Estoppel Fee	4,650.00	2,250.00	2,400.00	206.7%
Finance charges	1,516.19	400.00	1,116.19	379.0%
Fees	2,125.00	1,000.00	1,125.00	212.5%
Garage Sale Income	260.00	350.00	(90.00)	74.3%
Interest Income	13.92	14.00	(0.08)	99.4%
Assessment Write-off	(111.77)			
Total Income	298,053.76	293,514.00	4,539.76	101.5%
Gross Profit	298,053.76	293,514.00	4,539.76	101.5%
Expense				
Annual Assessments	791.08	790.40	0.68	100.1%
Annual Meeting	75.00	1,475.00	(1,400.00)	5.1%
Bank Service Charges	15.00			
Clubhouse Rental	9,452.87	9,400.00	52.87	100.6%
Common Grounds	56,815.87	54,543.00	2,272.87	104.2%
Emergency Use	360.00	10,000.00	(9,640.00)	3.6%
Garage Sale Expense	296.57	300.00	(3.43)	98.9%
Insurance	10,044.26	7,000.00	3,044.26	143.5%
Lighting	9,129.02	8,500.00	629.02	107.4%
Office Expense	2,062.37	3,400.00	(1,337.63)	60.7%
Professional Fees	18,043.50	15,905.60	2,137.90	113.4%
Security	2,550.00	2,500.00	50.00	102.0%
Special Projects	332,108.05	175,000.00	157,108.05	189.8%
Taxes	185.00	100.00	85.00	185.0%
Web Site Maintenance	4,536.00	4,100.00	436.00	110.6%
Total Expense	446,464.59	293,014.00	153,450.59	152.4%
Net Income	(148,410.83)	500.00	(148,910.83)	(29,682.2)%

GOLF HAMMOCK OWNERS ASSOCIATION, INC.				
FINANCIAL ANALYSIS - KEY ITEMS				
FOR YEARS 2018 - 2024				
		Checking	Savings	Total
		Account Balance	Account Balance	Balance
CASH BALANCES @ 12/31:	2018	\$ 72,503	\$ 138,656	\$ 211,159
	2019	\$ 79,042	\$ 138,725	\$ 217,767
	2020	\$ 211,164	\$ 138,751	\$ 349,915
	2021	\$ 203,236	\$ 138,765	\$ 342,001
	2022	\$ 214,622	\$ 138,779	\$ 353,401
	2023	\$ 429,761	\$ 138,793	\$ 568,554
	2024	\$ 271,262	\$ 138,806	\$ 410,068
ACCOUNTS RECEIVABLE BALANCES @ 12/31:	2018	\$ 6,799		
	2019	\$ 15,406		
	2020	\$ 22,311		
	2021	\$ 11,706		
	2022*	\$ 10,351	*Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350	
	2023*	\$ 7,947	*Includes 11/08/2023 Invoice for Owner Property Clean-Up of \$2,750	
	2024*	\$ 17,615	*Includes \$9,730 Due On 3 Properties That Have Liens Placed on Them	
		Total Actual	Total Budgeted	Variance
		Amount	Amount	Favorable (Unfavorable)
TOTAL EXPENSES VS. TOTAL BUDGET:	2018	\$ 335,096	\$ 359,596	\$ 24,500
	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 Unavailability of Vendors for Drainage Work	2023	\$ 83,368	\$ 296,700	\$ 213,331
	2024	\$ 446,465	\$ 293,015	\$ (153,450)
		Actual Amount Spent	Budgeted Amount	Variance
				Favorable (Unfavorable)
SPECIAL PROJECTS ONLY:				
(ROADS & DRAINAGE)				
	2018	\$ 239,866	\$ 254,721	\$ 14,855
	2019	\$ 184,197	\$ 207,595	\$ 23,398
	2020	\$ 59,346	\$ 134,900	\$ 75,554
	2021	\$ 206,631	\$ 256,400	\$ 49,769
	2022	\$ 186,879	\$ 228,520	\$ 41,641
	2023	\$ (22,875)	\$ 177,263	\$ 200,138
	2024	\$ 332,108	\$ 175,000	\$ (157,108)
	Totals Through 2023:	\$ 1,186,152	\$ 1,434,399	\$ 248,247
			Annual Increase Amount	\$ 175
			Number of Lots	\$ 772
			Number of Years	7
			Total Funds Generated Over 5 years	\$ 945,700

Committee Reports:

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

March 2024 took over Common Grounds till Oct 2024

Got new person to take over sprinklers (Mow + Behold)

Replaced 20 Stop Signs cleaned all signs

Painted East Entrance Wall

Upgraded entrance

Planted new plants

Entrance trees were trimmed

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

The lakes are at normal levels all weed reports are good

Complaints and Violations – Judy Trier, Chair

VIOLATIONS OVERVIEW FOR 2024

The Violation Committee sent out 78 letters to resident in 2024. Most of these were Courtesy Reminders and the rest were violation letters and follow up letters.

Our community is aging along with many of the homeowners. With the extreme heat this past summer many yards and landscaping were left uncared for. We have a wonderful, caring, neighborhood. We would like it to stay that way. So, take a look at your property. Does your house need to be painted? Do you have several shrubs or trees that need trimmed or removed. Do you have items stacked around you out buildings or you house that should be put away. It may be time to do some work on your property to bring it up to meet our restrictions.

Roads and Drainage – John Rovero, Chair

There are a number of projects earmarked for 2025. The challenge ahead is to find contractors willing to do the work and do it for the funds that are budgeted. The first priority is to address the drainage issues on Eagle Ct. and Birdie Ct. After that, the next priority is to address Cormorant Pt. drainage issues. If property owners have specific concerns reach out to John.

Architectural Review-Timothy Leesburg, Chair

No annual report

Database and Directories - Antonia D'elia, Chair

No Report

Activity Center and Special Events -Open, Chair

We will be starting our sublease of the Activity center for \$300.00 per month on February 1, 2025. The Library had to be discontinued.

Events - Open Chair

Welcoming – Millie Anderson

Millie had to step down from the welcoming committee for health reasons. The Board thanks Millie for volunteering to help our community.

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

Website – Ruthie

Annual Website Report for 2024

Emails/New Subscriptions received:

New Subscribers: 148

Contacted Us: 57

ShoutOuts 42:

- 2024 Community Yard Sale
- Assessments Due Reminder
- GHOA Invoice Notice
- 2024 Community Yard Sale Reminder (sent 2)
- Road Closure
- Postponed Community Yard Sale
- Final Reminder of the Yard Sale/Road Closure
- Open Board Position
- French Drain System

- Cormorant Music in the Park
- Looking for Volunteers
- 2023 Best of Highlands Award
- May 13, 2024 GHOA Meeting Agenda
- Roadways (sealing streets - west side of GH)
- Roadways (running sprinklers)
- Lost Ball Dr/Bunker Rd sealing
- Looking for volunteers
- Revision (Lost Ball Dr/Bunker Rd sealing)
- Board of Directors opening
- Asphalt Sealing project
- Special Board Meeting Notice (July 25, 2024)
- Road closure reminder
- Tropical Depression
- Road Sealing project
- Cormorant Point roadways (sealing)
- Feeding alligators in Lake Claire
- Activity Center lease
- September 9, 2024 GHOA Meeting Agenda
- Trash Pickup
- Trash Pickup Update
- Board Meeting & FEMA
- Garbage, Yard Waste & Storm Debris
- October 23, 2024 GHOA Meeting Agenda
- Halloween Reminder
- November 11 2024 GHOA Meeting Agenda
- GHOA Board Openings
- December Meeting Agenda
- Golf Cart Parade
- Cormorant Point Music in the Park
- Golf Cart Parade reminder
- Cormorant Point Music in the Park reminder

Website Postings:

- GHOA/CPHA Monthly/Special Meeting minutes
- GHOA/CPHA Monthly minutes archive updates
- 2024 Monthly Meeting Calendars
- 2024 GHOA Board Member listing
- Tent Cards for Louis Hughes, Donald Robinson, Tim Leeseberg, Antonia Rivera, James Grace, Norm Sochia and Kyle Smith
- Printed business cards for Louis Hughes and Donald Robinson
- Tent Card for Nancy Beatty
- Posted the complaint form on the home page and added to the Document Center
- Updated Hammock Falls HOA Officers
- Updated Golf Patio Villas Association Directors
- Posted Looking for Volunteers & Best of Highlands Award ShoutOuts to home page
- Posted GHOA Missing Financial Statements (2018, 2020-2023)
- Added letter from GHOA President to March 11, 2024 minutes
- Removed public awareness alert from homepage

- Removed Louis Hughes from the website as President/Roads & Drainage Committee
- Website redesign completed
- Website updates to reflect changes to GHOA Board Member positions
- Website updates to reflect additions to the GHOA Board and Committee Chairperson changes
- Updated CPHA Board Members— Open position for Compliance/Violations (Mike Tress resigned)
- Updated GHOA Board Members— Added Nancy Beatty as Board Member and Common Grounds Chair

Old Business:

- None

New Business:

- Accepted Nominations for Open Board Director Positions
 - Three Positions are open for 2025. Positions include Norm Sochia's director position, as his three year term is complete, and the 2 other vacant director positions.
 - Norm Sochia applied for another 3 year term as a director
 - Charles Brian Simmons applied to take over one of the vacant director positions
 - No other applications were received by the board
 - No nominations from the floor.
 - Director positions will be decided by general membership vote
 - No vote was required because Board only had 2 applicants for 3 open positions
 - One Director Position remains open
- Community Yard Sale is scheduled for February 22nd 8am to 2pm. Judy Trier will take registrations. Cost is \$10 per space and is held on the grounds between the Church and Golf Hammock. The \$10 per space is used for advertising in the newspaper and coffee and donuts in the morning.

President John Waddell entertained comments from homeowners present at the meeting.

Motion to adjourn made by Timothy Leesburg. Norm Sochia 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

GHOA 2025 Annual Meeting Sign-In

Name	Address
Sue Ryan	3503 Cormorant Point Drive
Caroline Troup	2407 Dog Leg Drive
John Bauer	2800 Lost Ball Drive
Linda Schroeder	4107 Bogey Blvd
Stephen Norato	2782 Duffer Rd
Margaret & Paul Meisch	2024 Dog Leg Dr
Anthony Stratton	2131 Par Rd
Larry & Kate Day	3516 Cormorant Pt Dr
Chad & Judy Connelly	3200 Waterwood Dr
Millie Anderson	3607 Fairway Rd
Edwin & Clynda Fantop	1300 Putter Ct
Lee Love	1702 Mulligan Rd
Elliott Rafferty	2410 Golf Hammock Dr
Peter Kent	2405 Golf Hammock Dr
Natalie Smith	3304 Divot Rd
Herb & Sandi Kelley	1501 Mulligan Rd
Margaret Hamilton	3006 Summertree Dr
Frank J. Hodas	3134 Sugar Pine Circle
Lynn Gillilan	2510 Dog Leg Dr
Paul Meisch	2024 Dog Leg Dr
Cathy & Dan Jacob	4614 Pitching Wedge Way
Claudette Dunlap	1510 Divot Court
Karen Kieffer	3317 Waterwood Dr
Elaine Temple & Earle	1904 Mulligan Rd
Charles Simmons	3508 Duffer Rd
Darlene Dunford	2718 Golf Hammock Dr
Peter D'Amesi	2777 Golf Hammock Dr
Jim Cassels	2816 Lost Ball Dr
Tom Sohn	2402 Golf Hammock Dr

Mark Walczak	3314 Waterwood Dr
Bill Champion	3382 Duffer Rd
David Stratton	2021 Par Rd
David J. Sands	2200 Dog Leg Rd
Janet L. Willey	3807 Mulligan Ct E
Mick & Cheryl Gillette	3005 Par Rd
Victoria Dare	2612 Par Rd
Bill Schmidt	2904 Divot Rd
Earl & Jolene Kilmer	4000 Divot Rd
Virginia Lund	3230 Waterwood Dr
John Van Haaren & Ginger Harris	3919 Cormorant Pt Dr
Ronald Adams	4116 Mulligan Ct W
Barbara J. Burns	430 5th Tee Ct
Larry & Mary Dobkins	4400 Pitching Wedge Way
Boris & Fretz Franz	3415 Golf Haven Ter
Anthony Lux	3910 Divot Rd
Joann Powell	3303 Waterwood Dr
Natalie Dozin	3708 Cormorant Point Dr
Trish Brobada	2112 Dog Leg Dr
Don Henry	3909 Cormorant Point Drive
Lois Worthington	1601 Sand Wedge Ct
Anthony Cappuccio	4415 Bunker Dr
Sue & Darwin Fort	4410 Bunker Dr