

GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES (Final) MONDAY, AUGUST 14, 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, Robert Schroeder

Approval of Meeting Minutes

Motion made by Robert Schroeder to approve May 8, 2023 Board meeting Minutes. Timothy Leesburg Second. Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

- * Took over Common grounds
- * Finished circles (raised up curbing, mulched, stone, flowers)
- * Put flowers and mulch, curbing in front of big sign on Hammock Road
- * Replaced a sprinkler
- * Received several phone calls resolved all
- * Talked with Judy resolved problems
- * Called Revell to remove tree on Dog Leg (Preserves)
- * Meeting with Louis to discuss several areas
- * Signed proposals for Pitching Wedge drainage and Golf course clean outs for EPI
- * Met with lawyer for several questions

Vice President: Robert Schroeder

During the summer break, the business of the GHOA was very quiet. The bulk of the activity was responding to homeowners' questions and concerns. No major issues developed and our current governing documents resolved all issues.

Also assisted other Board members with their concerns/issues regarding their areas of responsibility. Once again, all resolved under our current governing documents. During these discussions generated proposed changes to be presented to the Board in August meeting.

Performed some labor in repairing signs, irrigation systems and litter patrol. Helped restore the library after carpet installation in Community Center and some house keeping with respect to GHOA records and storage room.

Secretary: Matt Nelson

No Report

Committee Reports:

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

Report given in President's report

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

High water in the Lakes and Ponds from all rain. The ones that showed signs of Algae have been sprayed.

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

June: 22 Letters

- 6 violation letters
- 16 Courtesy letters

July: 2 Letters

- 2 Courtesy letters

August to date: 8 Letters

- 7 Courtesy letters
- 1 Second Violation letter

Roads and Drainage – Louis Hughes, Chair

- Special Projects have been pushed off until fall to avoid the high water levels caused by summer rains.

Architectural Review-Donald Robinson, Chair

- 6/4/23 Duffer Rd. home paint and landscaping
- 6/8/23 /1905 Dog Leg Dr irrigation & land scaping.
- 7/9/23 /3707Divot Rd.gazebo.
- 7/8/23/ 1406 Mulligan Rd.fence.
- 6/15/23/1904 Mulligan Rd.hurricane shutters.
- 6/17/23/3211 Divot Rd..Solar.

Welcoming – Joyce Rowe

Met with three people over the summer

Website - Ruthie

Website Monthly Report for May-July, 2023

Emails/New Subscriptions received:

New Subscribers: **26**

Contacted Us: **10**

ShoutOuts: 4

- Road Closure
- New Restaurant at GH
- Trash Cans
- Gun Shot Incident

Website Postings/Other:

- April 10, 2023 GHOA Draft Meeting minutes
- April CPHA Meeting minutes
- New complaint form updated on the website
- Regular monthly website updates

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

Street Captains will be utilized to deliver information to save expenses on postage. The captains will be readily identifiable when they approach residences. They will have green colored vests and nametags

Old Business:

- Street Lights will be replaced with LED Lights starting August 21st.
- Inviting the Organ player back to perform potentially in November.
- Walmart will be doing shots again. Sign up sheets will be available in September.

New Business:

- New Standing Rule Amendments voted on and approved (full descriptions attached to minutes)
 - Standing Rule 29 Installation of Pools, Spas or Hot Tubs
 - Standing Rule 38 RENTAL/LEASING AUTHORIZATION
 - Standing Rule 39 Architectural Control
- GHOA Board member opening
 - We have two volunteers for one open position.
 - Board will vote at September meeting

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

Next Meeting Monday September 11, 2023 7:00 pm at the activity center.

Robert Schroeder made a Motion to adjourn. Donnie 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