

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(DRAFT) December 9, 2024 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President John Waddell.

Board Directors Present:

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

Approval of Meeting Minutes:

Motion made by Antonia D'Elia to approve November 11, 2024 Board meeting Minutes. Norm Sochia Second. Motion approved unanimously.

Officer Reports:

President: John Waddell

Vice President: Timothy Leeseburg

No Report

Secretary: Matt Nelson

No Report

Treasurer: Matt Nelson

| Golf Hammock Owners Association | | | | |
|---------------------------------|---|----------------|---------------|--|
| Treasurer Report | | | | |
| NOVEMBER 2024 | | | | |
| | | Budget | | |
| Date | Description | Line# | Amount | Memo |
| 11/1/2024 | CHECKING ACCOUNT | | | |
| 11/1/2024 | Beginning Balance | | \$286,327.38 | |
| 11/1/2024 | RUTHIE O'NEILL - BILL PYMT - KB91RE83 | 31 | (\$325.00) | Web Hosting |
| 11/12/2024 | PELLA & ASSOCIATES P.A. - BILL PYMT - 4BI1REGH | 25 | (\$950.00) | Accounting-Monthly |
| 11/12/2024 | GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - MBK1F4V2 | 15B | (\$96.25) | Utilities-Activity Center |
| 11/12/2024 | DUKE ENERGY - BILL PYMT - MBF1E4V2 | 21 | (\$45.05) | Fountain |
| 11/12/2024 | DUKE ENERGY - BILL PYMT - GB7134V2 | 21 | (\$721.93) | Lighting |
| 11/12/2024 | LAWN MASTERS OF HIGHLANDS, INC - BILL PYMT - WB5144V2 | 17D | (\$1,810.00) | Common Grounds-Mowing - October |
| 11/12/2024 | DUKE ENERGY - BILL PYMT - 8BV124V2 | 21 | (\$33.40) | West Entrance |
| 11/18/2024 | HIGHLANDS ELECTRIC INC - BILL PYMT - IB31Q4X5 | 16B | (\$275.00) | Replace 2 Photo Cells at Main Entrance |
| 11/18/2024 | SOLID GROUND LANDSCAPES - BILL PYMT - 4BN154X5 | 32 | (\$360.00) | Common Grounds - Hurricane Damage |
| 11/18/2024 | AQUATIC WEED CONTROL, INC - BILL PYMT - HBH1U4X5 | 17 | (\$1,156.00) | Common Grounds-Lakes & Canals |
| 11/26/2024 | MOW & BEHOLD LLC - BILL PYMT - ZB51Q4Q8 | 16C & 17 | (\$325.00) | Sprinkler Repair & Ditch Clean Up |
| 11/26/2024 | SWAINE, HARRIS, & WOHL, P.A. - BILL PYMT - 6BL12458 | 24 | (\$425.00) | Legal Services |
| 11/26/2024 | LERMA'S LANDSCAPING - BILL PYMT - TBI1L4Q8 | 17A | (\$800.00) | Common Grounds-Monthly-November |
| 11/26/2024 | GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBU1ELO | 15A | (\$700.00) | Activity Center-Rent |
| 11/26/2024 | HIGHLANDS COUNTY SHERIFF - BILL PYMT - ZB41P4Q8 | 28 | (\$150.00) | Security - Road Safety |
| 11/26/2024 | REVELL SERVICE TREE INC - BILL PYMT - UBI1W4Q8 | 32 | (\$800.00) | Common Grounds - Hurricane Damage |
| 11/26/2024 | Deposit | | \$830.63 | |
| 11/30/2024 | Ending Balance | | \$278,185.38 | |
| | | Total Deposits | \$830.63 | |
| | | Total Payments | (\$8,972.63) | |
| | | Net Change | (\$8,142.00) | |
| | SAVINGS ACCOUNT | | | |
| 11/1/2024 | Beginning Balance | | \$ 138,804.16 | |
| 11/30/2024 | Credit Dividends | | \$ 1.14 | |
| 11/30/2024 | Ending Balance | | \$ 138,805.30 | |
| Additional Information: | The Accounts Receivable Balance on 11/30/2024 was \$16,543.29 | | | |
| | | | | |
| | GOLF HAMMOCK OWNER'S ASSOCIATION | | | |
| | REPORT OF AMOUNTS OF \$400 OR MORE OWED | | | |
| | AFTER PAYMENTS RECEIVED THRU 11/30/2024 | | | |
| Amount Owed | Address | Lot# | | |
| \$ 406.00 | 2501 Par Lane | 00031 | | |
| \$ 406.00 | 2511 Par Lane | 00032 | | |
| \$ 3,901.75 | 2300 Fairway Circle | 00053 | | |
| \$ 406.00 | 3004 Par Rd | 00080 | | |
| \$ 406.00 | 2814 Par Rd | 00082 | | |
| \$ 406.00 | 2802 Par Rd | 00084 | | |
| \$ 433.13 | 3109 Par Rd | 00094 | | |
| \$ 406.00 | 3101 Divot Rd | 00120 | | |
| \$ 406.00 | 3404 Duffer Rd | 00196 | | |
| \$ 406.00 | 2778 Duffer Rd | 00221 | | |
| \$ 406.00 | 2788 Duffer Rd | 00226 | | |
| \$ 406.00 | 2011 Mulligan Rd | 00265 | | |
| \$ 400.00 | 4109 W. Mulligan Ct | 00299 | | |
| \$ 2,363.59 | 4309 Duffer Loop | 00304 | | |
| \$ 2,849.36 | 4809 SandWedge Way | 00323 | | |
| \$ 406.00 | 4122 Duffer Loop | 00332 | | |
| \$ 1,259.14 | 1308 Putter Ct | 00334 | | |
| \$ 406.00 | 4410 Bunker Dr | 00411 | | |
| \$ 418.62 | 4611 Bunker Dr | 00460 | | |
| \$ 16,497.59 | Report Total | | | |
| \$ 16,497.59 | October Report Total | | | |
| \$ - | Increase From September | | | |

Assistance with report provided by John Waddell

Checking Account

Total Payments: \$8,972.63

Total Deposits: \$830.63

Checking Account Ending Balance: \$278,185.38

Savings Account Ending Balanc: \$138,805.30

Amount of outstanding assessments including late charges: \$16,497.59

There was a lien placed on another property.

Committee Reports:

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

No Report

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

Everything Status quo

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

Three Courtesy letters sent.

Roads and Drainage – John Rovero, Chair

Working on Two projects Eagle Ct and Birdie Ct. Next priority will be in Cormorant Point to look into increasing drainage into through the ponds and out the back of the front entrance.

Architectural Review- Timothy Leeseburg, Chair

- 2797 Duffer Rd. - Temporary fence
- 1903 Mulligan Rd. - Roof mounted solar panels
- 3405 Duffer Rd. - Roof mounted solar panels
- 4512 Sandwedge Way. - Removal of vinyl siding, replace with board & batten & shiplap. Painting exterior of home.
- 2053 Par Rd. - Painting exterior of home
- 4608 Duffer Lp. - Install Playstation
- 2800 Lost Ball Dr. - Removal of shrubbery and cu
- 4416 Mulligan Ct W - Repair/Replace existing driveway

Welcoming – Millie Anderson

Three new homeowners welcomed.

Databases and Directories - Antonia Rivera

Three new homeowners.

Activity Center and Special Events - Open Chair

No Report

Website - Ruthie

Website Monthly Report for November 2024

Emails/New Subscriptions received:

New Subscribers: 4

Contacted Us: 4

ShoutOuts: 2

- General Meeting Agenda**
- GHOA Board Openings**

Website Postings/Other:

- GHOA October 23, 2024 Draft Meeting Minutes**
- GHOA September 12, 2024 Final Meeting Minutes**
- CPHOA November 6, 2024 Meeting Minutes**
- GHOA November 11 Draft Meeting Minutes**
- GHOA October 23, 2024 Final Meeting Minutes**

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

No Report

Old Business:

- President John Waddell encouraged all board members to complete their certification training.
- 2025 GHOA Draft Budget Discussion and Approval
 - Timothy Leeseburg made a motion to approve the 2025 Budget. John Rovero Second. Motion approved unanimously.
 - Budget Attached

New Business:

- 2 new board applications for the 3 open positions. Nancy Beatty was the only applicant present. Board had the opportunity to question her. Timothy Leeseburg made a motion to appoint Nancy Beatty to the board. Norm Sochia Second. Motion approved unanimously.

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

Next Meeting is our Annual Meeting on January 25, 2024 1:30 pm at the Activity Center.

Norm Sochia made a Motion to adjourn. John Rovero 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 | | | |
|---|--|--|------------------------|
| 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> | | | |

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Home Owners Association (GHOA) Monthly Meeting Sign-In Sheet

12/9/2020

Location: GHOA Family Center

| Name | Address | Topic |
|-------------------|--------------------|----------------|
| Barbara Burns | 430/ 9TH TEE CT | ASPHALT ISSUES |
| Ron Handwerker | COMMORANT POINT DR | Downing Selemm |
| Doc Henry | " | " |
| TONY | " | " |
| Miller | | |
| Linda Pantoja | 1300 Putter Ct. | Citation |
| Merinda Martinez | 3400 Duffer Rd | |
| Roberta Auguston | 3007 Duffer Rd | |
| Joyce Ross | 2500 Duffer Rd | xmas Decor |
| | | |
| | | |
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