

**GOLF HAMMOCK OWNERS ASSOCIATION MONTHLY BOARD MEETING MINUTES
(Final) MONDAY, NOVEMBER 13, 2023 GOLF HAMMOCK ACTIVITY CENTER**

Meeting was called to order by President Nancy Beatty.

Board Directors Present:

Nancy Beatty, Matt Nelson, Donald Robinson, Kyle Smith, Robert Schroeder, John Waddell, Norm Sochia, Timothy Leeseberg

Approval of Meeting Minutes

Motion made Timothy Leeseberg to approve October 9, 2023 Board meeting Minutes. Donald Robinson Second. Motion was approved unanimously.

Officer Reports:

President: Nancy Beatty

Nothing to Report

Vice President: Robert Schroeder

Working on paperwork for annual mtg

Assisted Violation/ complaint committee

Assisted Common Grounds committee

Picked up litter from GHOA roads

Assisted in clean up of GHOA homesites under Article 19 sun- section 4

Removed dead remains of young deer from home owners property

Delivered POC forms to lots not on file with GHOA

Assisted Street Captains in distribution of information packets

Secretary: Matt Nelson

No Report

Treasurer Reports:

Golf Hammock Owners Association				
Treasurer Report				
OCTOBER 2023				
	Description	Budget Line#	Amount	Memo
CHECKING ACCOUNT				
	Beginning Balance		\$ 460,607.58	
10/2/2023	RUTHIE O'NEILL - BILL PYMT - 789C95R0	31	(\$325.00)	Web Hosting
10/3/2023	DUKE ENERGY - BILL PYMT - JBD13A37	21	(\$47.27)	Fountain
10/3/2023	DUKE ENERGY - BILL PYMT - TBJ12A37	21	(\$751.58)	Lighting
10/3/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 7B715A37	15B	(\$141.45)	Utilities-Activity Center
10/3/2023	DUKE ENERGY - BILL PYMT - 9BD14A37	21	(\$33.40)	West Entrance
10/3/2023	NANCY BEATTY - BILL PYMT - 7BN16A37	17C	(\$65.21)	Reimbursement-Common Grounds-Mulch & Fertilizer
10/3/2023	REVELL SPREADER SERVICE TREE INC - BILL PYMT - 4B017A37	16F	(\$250.00)	Tree Trimming
10/3/2023	PELLA & ASSOCIATES P.A. - BILL PYMT - XBE1GAZA	25	(\$900.00)	Accounting-Monthly
10/10/2023	CARPENTER PRINTING & MORE - BILL PYMT - MBO1OAWK	23B	(\$53.75)	Stamp-Street Captains
10/11/2023	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - 3BP1WAWK	17D	(\$2,320.00)	Common Grounds-Mowing
10/11/2023	AQUATIC WEED CONTROL, INC - BILL PYMT - UBJ1VAVK	17	(\$1,156.00)	Common Grounds - Lakes & Canals
10/11/2023	LERMA'S LANDSCAPING - BILL PYMT - GB719A4W	17D	(\$650.00)	Common Grounds-Monthly-October
10/18/2023	BOB SCHROEDER - BILL PYMT - MBW1LA4W	16B	(\$43.51)	Reimbursement-Common Grounds-Lights
10/18/2023	TILLMAN CONSTRUCTION OF LP - BILL PYMT - NB11QAHO	29A	(\$7,550.00)	Drainage Project-Swale
10/23/2023	MIDLAND MOBILE LLC - BILL PYMT - RBM1PAHO	29A	(\$100.00)	Drainage Project-Unplug Drain
10/23/2023	NANCY BEATTY - BILL PYMT - 2BT1PAIU	16C	(\$52.05)	Reimbursement-Common Grounds-Flowers & Fertilizer
10/25/2023	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - 4B81AA1F	15A	(\$700.00)	Activity Center-Rent
10/26/2023	Deposit		\$1,915.87	
10/26/2023	MIDLAND MOBILE LLC - BILL PYMT - FBT1VASQ	29X	(\$2,750.00)	Work On Owner Property-Charged to Owner
10/30/2023	MIDLAND MOBILE LLC - BILL PYMT - 6RF1PASQ	29X	(\$2,750.00)	Work On Owner Property-Charged to Owner
10/31/2023	Ending Balance		\$ 441,884.23	
		Total Deposits	\$1,915.87	
		Total Payments	(\$20,639.22)	
		Net Change	(\$18,723.35)	
SAVINGS ACCOUNT				
10/1/2023	Beginning Balance		\$ 138,789.06	
10/31/2023	Credit Dividends		\$ 1.18	
10/31/2023	Ending Balance		\$ 138,790.24	
Additional Information:	<p>The Accounts Receivable Balance on 09/30/2023 was \$9,610.52 vs \$13,177.83 on 10/31/2023.</p> <p>I met with the Association's attorney and we have started the legal collection process on the 14 accounts/lots who still owe dues/assessments, late charges, and finance charges for 2023 and prior. We have filed a Claim of Lien on 1 property and expect to secure the lien soon. Claim of Liens will be processed on additional process if payment is not received by the deadline stated in the letters sent by our Attorney.</p> <p>Only \$1,915.87 was received in October from Homeowners to pay their outstanding Assessments/Dues. The increase in the Accounts Receivable Balance is from \$5,500 from 2 invoices sent in late October to 2 Homeowners for cleanup of their properties.</p> <p>During the month of October all Homeowner Accounts still owing their 2023 Assessments/Dues were turned over to the Association's Attorney for collection. We are having success in collecting the accounts turned over to the Association's Attorney. Some accounts could end up with Liens placed on the property if the balances are not paid in full soon.</p>			

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Committee Reports:

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

From the Oct meeting it was reported that a large portion of a tree was down across from 2301 Dog Leg. The tree service was contacted and the tree has been removed.

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

Water is at normal levels on all ponds.

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

VIOLATION COMMITTEE OCTOBER 2023 ACTIVITY REPORT

LETTERS SENT 6

2 COURTESY ONE COMPLETED

4 VIOLATIONS 2 COMPLETED AND CONTACT MADE WITH 2

WE COMPLETED YARD CLEANUP AND TWO PROPERTIES TO BRING THEM UP TO CODE RESTRICTIONS. BOTH WILL BE BILLED FOR THE EXPENSES OF THE WORK.

Roads and Drainage – Louis Hughes, Chair

Three projects are in progress and on-going.

Architectural Review-Donald Robinson, Chair

1 fence @4807 Duffer Loop.

new windows @2788 Duffer RD.

1 new roof @ 3913 Divot RD.

14 new windows @ 3110 Par Rd.

1 new pool and screen enclosure @4116 Mulligan Ct.

1 painting of home @4116 Mulligan Ct. W

3 Boulders & gravel @ 2563 Lost Ball Dr.

1 landscape the yard & put in a patio

1 painting of the driveway @ 4306 9th tee Ct.

1 new roof @ 3009 Divot Rd.

1 Garden shed @ 1819 sandtrap Ct.

1 Garden shed @ 4626 Duffer Loop.

1 garage @ 3625 Par Rd.

Welcoming – Joyce Rowe

Left 4 flyers and had one home visit.

Website - Ruthie

Emails/New Subscriptions received:

New Subscribers: **3**

Contacted Us: **5**

ShoutOuts: 2

- Walmart Immunization Shots
- Walmart Immunization Shots – Walk-ins

Website Postings/Other:

- GHOA August 2023 Final Minutes
- GHOA September 2023 Draft minutes
- Regular monthly website updates

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

Street captains will be utilized to deliver homeowner packets in the coming months. Homeowners should be on the lookout for a third packet concerning the annual meeting January 13th 2024. Location will be the Sebring Christian Church

Old Business:

None

New Business:

- Treasurer John Waddell made a motion to accept the 2024 GHOA budget. Matt Nelson Second. Motion approved unanimously
- John Waddell read a letter from a homeowner reporting an issue of harassment from another homeowner.
 - The incident was reported to the police
- John Waddell wanted to ask that homeowners address board members at appropriate times
- December 16th will be the Golf Cart Christmas Parade. Participants will meet at the ClubHouse at 5pm.
- Judy Trier brought up the February off site Garage Sale

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

Next Meeting Monday December 11, 2024 7:00 pm at the activity center.

John Waddell made a Motion to adjourn. Timothy Leeseberg 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