

**Golf Hammock Owner's Association, INC
Special Meeting Request**

**January 21, 2019
Board Meeting Minutes**

Minutes: To be approved: February 11, 2019

**Request for a special meeting was submitted by: Linda at the annual meeting, 1/12/19
and Mark and Deb, 1/14/19**

Call to Order: President, Mark Walczak 863-658-1658 markcsu@comcast.net

Roll Call:

Vice President Albert Smith 317-225-8618 asmith6861@aol.com
Treasurer Roger Steuer 574-529-1899 rhoatreasurer@gmail.com
Secretary Deb Steuer 574-529-2718 secretary.ghoa@gmail.com
Director Nancy Beatty 863-382-6707 nbeatty47@gmail.com
Director Marge Schindewolf 863-386-4083 margeschindewolf@comcast.net
Director Linda Fisher 863-658-1389 linda@linakasales.com
Director Malcolm Warren 828-455-1583 malgail1@comcast.net
Director Wanda Fore 864-247-9554 wegfore@yahoo.com

Proof of Notice of Meeting: Notice of this special meeting went through the "shout-out" process and was posted in the display case on Tuesday, 1/15/2019

Topic:

Discussion and decision as to the renewal of the updated lease on the activity center.

Mark called the meeting to order on the specific agenda topic of the lease that was present to him on January 14, 2019 after the annual meeting held on January 12, 2019. A decision will have to be made on that particular matter. First of all many of you may have been present at the re-organizational meeting of the board that took place and at that time the issue of the renewal of the lease of the activity center within the golf hammock community. It raised a lot of issues and concerns. It was further evident that the lease document presented was not in a position that we could make a decision regarding it. So we needed to postpone the decision the lease renewal for the activity center because at that time the board was not prepared to do so. The chairman of the activity center, Linda Fisher, was able to present some of the information but was not able to present a whole lot of information at that time; hopefully she will be able to add some insight to at this meeting tonight as well. This special meeting is to address this specific issue, the deadline is looming, we need to renew this lease by the end of January

as it renews in February for one year. If we don't renew we need to vacate this facility. The president turns the meeting over to the directors on the board. And ask them to make a motion to consider the renew lease for the activity center and get a second and once a motion is made and seconded, it will be open for decision. The renewal lease document was given to the board members in advance and it does continue to state that we have a setting to hold board meetings; the bonus is that we rent this facility and we have the opportunity to allow social activities in this build as well. The things that are different in it is a one year term with little assurance of a renewal. Through negotiations with the land lord he has stated that other interested parties have come forth and are ready to rent as of February first at a more profitable rate than what has been presented to the board. The land lord has expressed that he is indifferent if he rents to us or not, if we don't he can rent it more profitably for himself. However he has agreed to give us one more year of opportunity for this facility and that is as far as he is willing to negotiate at this time. The other thing the board had rented this facility for \$400 per month; however the landlord feels that the damages caused by last year's hurricane and updating the AC, more money from us was needed to offset those costs. So the rent was raised to \$700 per month which is an increase of \$300 a total of \$3600 more annually so that comes into play.

An introduction of the board takes place.

Motion by Roger, second Deb to accept the Sebring Christian Church rental lease and save the association approximately \$4000.00 this year. After a discussion which Roger lead stating that the GHOA will be running in a \$20,000.00 deficit for 2019 and with the anticipation that the current updated agreement would only be for one year, why not save that money and help with reducing the deficit. The Sebring Christian Church agreement per month would be \$400.00 per month without any additional charge for electricity. Nancy stated that the board budgeted \$700.00 per month for 2019 for the activity center. Linda stated that in communicating with the church most current activities could be accommodated at that facility except the library due to children that use the church for Sunday school and most of these books are adult books and the Euchere group would not be accommodated due alcohol that is consumed on the premises. She continues to stated that a storage unit would need to be rented at an approximate \$65.00 per month which would be a "wash" for the utilities that are being charged now. Malcolm stated to Mark that the GHOA would only have the option to rent the activity center for one more year (2019), Mark agreed and Malcolm continued to stated that we should save that \$3600.00 and move to the church to make decision on what to do in the future. Mark stated that the board has the responsibility to have a meeting place and not the social activities that are currently in the activity center. He believes that the individual groups would have to negotiate with the church and Linda stated that it was already done within the agreement on paper. He continues to state that the board rents the activity center for board meetings not social activities and that the board cannot negotiate those activities at the church. Deb stated that this decision is a business decision nothing more. Business A is \$700 and Business B is \$400. Do we as a board have to accommodate all the activities currently taking place in business A no but have the majority of those activities been accommodated in business B, the answer was yes. She continues to state that she as a board member represents a majority not the minority and out of 772 properties within GHOA a small handful use the activity center. Through emails and phone conversations from community members, the majority would go with Business B, the Sebring Christian Church. A vote was taken: In favor, Deb, Roger, Al and Malcolm - the motion stated did not carry, the majority of votes were required, motion dies.

Motion by Linda, second by Wanda, to accept the presented updated lease agreement for the activity center for one year with an escape from the one year lease commitment with the clause of a 30 day written notice of cancellation at \$700 per month, a discussion took place with Mark stating the lease would increase to \$700, Linda was not happy with the 75% increase in the rent in addition to the fact that the lease was only a one year not a 2 year lease, however, continuing to state that with everyone in the community paying approximately \$1.00 per month, it gives the board time to figure out what to do next year for 2020, adding that the stipulation of the restaurant catering events was off the updated lease. Mark and Linda reiterated that the board had a 30 day notification notice to pull out of the lease by either party; Mark continued to state that we as a board needed more time to discuss these issues and always have the 30 days to pull out of the updated signed lease.

A vote was taken: In favor, Nancy, Marge, Wanda, Linda, Malcolm – the motion stated needs a majority, majority given, motion passes.

Members Comments:

Various community members were present and voiced concerns for and against this special meeting topic.

Adjourn: No one made a motion to adjourn – meeting dissolved at 6:30PM