GOLF HAMMOCK HOMEOWNERS' ASSOCIATION
Meeting Minutes
October 1, 2014

Members present: Millie Grime, Sandy Todd, Shirley Kuznarik, Connie Wilhite, Hardric McMillon, Judy Trier.

Absent: Tom Senior, John McAngus.

Meeting called to order at 7:00 pm by President, Sandy Todd.

- Ms. Todd reviewed the steps that were taken at the last board meeting whereby the vacancy left by Barb Akus's resignation was posted at the front entrance. A resident indicated her interest in filling that vacancy until she read a report in the newsletter stating that another person had already been placed there. She withdrew her application and felt that the posted vacancy was not valid. The position was vacant (the report's information was erroneous) but that left two people wanting the same position. Therefore, President Todd decided to leave the post vacant (It's only vacant for three months—until the January election.) In the interim, she appointed Wendy Hardy as chairman of the clubhouse (not a board position). Sandy will take responsibility for the lakes until January.

- The resident who applied for the clubhouse/lakes vacancy spoke to the group about her dismay over applying for the job and then learning that it had already been filled. She asked how the newsletter was produced and whether or not anyone proofread it. She noted that articles are due on the fifth of the month and felt that it was already a done deal before anything was set up by the board. (Articles are things sent in by the general public. Reports are things sent in by board members and are usually sent to the secretary prior to the Board meeting).

- The secretary revealed that after the general meeting, she spends a week gathering information and writing the newsletter. It is then sent to the president for review and then to the printer. Ms. Grime stated that at the beginning of the previous meeting, the Board decided that the position of Lakes/Clubhouse would be posted with a sign at the entrance. With that action, the position was vacant. The fact that the clubhouse report in the newsletter stated that Wendy Hardy would be clubhouse chair was the opinion of the board member who wrote the report not the position of the Board who had decided that the position be posted.

- President Todd read another resignation letter, this time from John McAngus. During an "active" workshop meeting on the previous day, Mr. McAngus revealed that he was resigning from the board, effective immediately and submitted his letter of resignation the

day of the general meeting. Ms. Todd read the letter to the group. Several people expressed dismay and spoke of the wonderful job John had done. President Todd mentioned John's hard work on the front entrance revitalization and that he would finish that work. John also cut some overhanging tree limbs at the West Entrance on his own time. The Board thanked John for all his hard work and wishes him well in his new endeavors. Millie Grime moved that the board accept the resignation. Hardric seconded. Judy, Connie, Sandy, Hardric, Shirley, Millie voted unanimously to accept the resignation.

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- Hardric McMillon moved the minutes be approved as corrected. Connie Wilhite seconded. Sandy, Judy, Connie, Hardric, Shirley, and Millie voted unanimously to approve.

Entrance and Landscaping, Sandy Todd, 385-4774, clb1919@yahoo.com

- Problems with the lighting at the front entrance are being addressed. John McAngus will see that all work is completed even though he has resigned from the board.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

- The total income for September was $9 which included bankruptcy distribution of $2 and interest of $7. Total expenditures were $7,127 which covered common grounds maintenance of $4,906, electricity of $681, newsletter costs of $449, lot maintenance costs of $125, minor front entrance lighting costs of $127, clubhouse rent and an estimated share of utilities of $460, legal fees of $75, website maintenance costs of $300 and administrative costs of $3.
- The total cash (including savings) at the beginning of September was $201, 032 and decreased to $193,907 at the end of September since expenses exceeded income by $7,125.

Common Grounds

No report.

Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com

Approved:

- Pending: Garden shed and shed upgrade.

Lakes, Barb Akus, 314-0255, akusba@centurylink.net

No report.

Clubhouse, Appointed Chairperson, Wendy Hardy, 414-3727, gdhardy54@centurylink.net

Card game first and third Tues. Game night—third Thursday of the month.

Violations and Complaints, Judy Trier, 260-242-0612, jrtrier@gmail.com

1. There was a follow up on two lawns that needed mowing.
2. RV in driveway
3. Laundry hanging on line for a length of time

When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me the quicker I can get to the offenders. Thank you all for your cooperation.

Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

Secretary, Millie Grime, 471-9979, cnmgrime@embarqmail.com

- Elections for FOUR new Board members will be in January of 2015. We are looking for people to run for the Board. Barb Akus, Millie Grime, and Tom Senior's terms are up at that time. Also, John McAngus's position will be vacant due to his resignation.

- Received a $900 check from All-Star Tile to put advertising in the newsletter and on the website for nine months.

- We have another advertiser who is interested in putting an ad in the newsletter.

- Our webmaster, Ruthie O'Neill asked about obtaining people's e-mail addresses so that she could perform an e-mail blast whenever there is a special meeting or emergency that everyone in GH should know about. According to statue 720, each resident who has an e-mail address must give written consent for Ruthie to have his e-mail address. Discussion followed on the best way to get the addresses. It was determined that a consent form be mailed with the proxies in Dec. After those have been returned, we will look for other ways to obtain permission to use e-mail address for the webmaster.

- A magazine exchange has been started in the clubhouse. If a resident has magazines that are current and wishes to share, he/she can put them on the counter in the clubhouse. Stop by and check out the different ones we have already. Take it home and enjoy and return it (or not). We only ask that you not "dump" old, unwanted magazines on us.

PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO HAVE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.

CHECK OUT OUR GHOABAY ON OUR WEBSITE. LOTS OF NEW ITEMS.

Data Base/Directory, Connie Wilhite, 863-658-1854, wilhite1530@comcast.net

Thank you street captains once again for all you do. The information you provide helps keep the directory database accurate and up-to-date.

Neighborhood Watch

A volunteer is needed to head the Neighborhood Watch Committee.

Roads, Hardric McMillon, 382-9579, hrmcmillon@embarqmail.com

Tasks completed:

- Repaired a hole at 4300 Duffer Loop.

Remember:

1 Duke Energy will install a street light in front of your for a monthly fee.
2 Report street light outages to Duke Energy by calling 1-800-228-8485.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch, 471-3737, tbroksch@embarqmail.com

- There were five visitations this month.

Old Business:

- Shirley Kuznarik asked for volunteers to help the three policemen who will be present on Halloween Night. The hours are 5:30 P.M. until 9:30 P.M. Halloween is Friday night, Oct. 31. The policemen will be present to maintain security and traffic flow. Please contact Shirley if interested.

New Business:

- Judy Trier spoke about the annual garage sale. Since it was so successful last year, Judy would like to have it again. This year however, she will need police to help with traffic control. She will also need volunteers to help her. Judy will check with the Sebring Christian Church about a date in January (probably the second or third Saturday). The fee may have to be increased to help pay for the patrolman.

- Residents received a copy of the preliminary budget. Board members went over it at their workshop and made possible suggestions. These will be passed on to treasurer, Tom Senior, for revision. The final budget has to be passed by November's meeting in order that it is included in the proxies sent to each homeowner.

- A resident asked about the rental of the clubhouse. She stated that it is losing money. President Todd reminded the group that the clubhouse is not for making money. The Board will be talking to Jason in the next few months about the clubhouse rental.

- Every so often, the palm trees at the front entrance need trimming. This hasn't been done for several years. There are forty of them so it requires a sizeable chunk of money. The board has two bids for doing so. $1,525 was the first bid from Payne and Associates. Cutting Edge was the second bid for $870. Cutting Edge has done satisfactory work for the board in the past and is the lowest bid. Hardric McMillon moved that the board accept the $870 bid from Cutting Edge. Seconded by Shirley Kuznarik. Passed unanimously by Sandy, Hardric, Shirley, Millie, Connie, Judy.

- Drainage on Lake Clara. Hardric McMillon will look into the drainage problem on Lake Clara and will take care of the broken drainage pipe.

Neighbors Attending:

Wendy Hardy, Richard Johnson, William Baur, Richard Smith, J.P. Fane, Jack and Judy McLaughlin, Ellyn Scholl-Losse, Trish Broksch, Roberta Humes, George and Beck Kihr, Cindy Bowser, Karen Bucklew, Connie Silke, Rose and Jim Cookman, Betsy and Al Pasinella, Lois Worthington, Joe Suttilla, Cherrie Platt, Roxie McMillon.

Neighbors' Comments:

1. A resident spoke about the preserve that Golf Hammock Owner's Board owns along Duffer Loop and Dog Leg. He said that grape leaves are taking over all the trees and brush and in a few years it will look like a ghost land. The Board promised to take a field trip to look the situation over.

2. Another resident presented the board with a bill for $800 for a wrought iron fence along the perimeter of his property that he put up in 2011. He felt that since the board had paid for hog wire fencing for the neighbors on each side of him in 2014, then he should be reimbursed for the fence he put up in 2011. Unfortunately, he did not go through the architectural committee and get clearance to put up his fence. Also, it was put up three years ago under the auspices of another board. Therefore, the board denied his claim.

3. Another person complained that the bushes along Cormorant Point perimeter are trimmed at different heights and look unseemly. The resident was asked to contact the Cormorant Point Board.

4. She also complained that grandparents are allowing their grandchildren who are younger than fourteen to drive golf carts all over GH. They are speeding, not stopping at stop signs, and driving on the wrong side of the road. She asked what could be done. State law states that children under the age of fourteen may not drive golf carts. Parents and grandparents who allow this are breaking the law. Judy Trier asked that if someone observes something like this going on, that they find out where the people live and she will send a violation complaint. Residents can call the police.

5. The resident who volunteered for a board position spoke again about her volunteering and then reading in the newsletter report that the position had already been filled. She noticed a discrepancy in dates as to when articles are due. She hopes that this never happens again.

6. Another person asked why so many people are resigning from the board.

7. A board member spoke to the group not as a board member but as a resident of Golf Hammock. In her remarks she spoke about her and her husband living in GH but not participating in the social activities. After her husband passed away, she began participating in activities at the clubhouse and this gave her great comfort as she moved through the grieving process. She noted that many events happen at the clubhouse such as Bridge, Mah Jongg, Tai Chi, card nights, and game night. People who engage in these activities pay yearly dues that pay for four months' rent. These same people decorate, clean up, and care for the clubhouse. She also noted that many people enjoy taking books out of the library. All residents are invited to attend any of these activities. Also, the clubhouse can be rented for parties for a nominal fee and a deposit. She wanted the residents present to know what the clubhouse means to her and many other people in the community.

Meeting adjourned at 7:50 pm.

Millie Grime, Secretary

Workshop, Tuesday, November at 4 pm, Clubhouse
General Meeting, Wednesday, November 5 at 7 pm, Clubhouse