

Golf Hammock Owner's Association, INC
March 12, 2018
Board Meeting Minutes, Rev. B
Approved April 9, 2018

Call to Order: President George Kibe 863-402-8203, 7:00PM gwkibe@embarqmail.com

Roll Call: All Present

Vice President Bob Schroeder 863-402-5486 bobs1501@outlook.com
Treasurer Roger Steuer 574-529-1899 roger.steuer@yahoo.com
Secretary Deb Steuer 574-529-2718 debsteuer@yahoo.com
Director Nancy Beatty 863-382-6707 nbeatty47@gmail.com
Director Linda Fisher 863-658-1389 linda@linakasales.com
Director John Huber 937-602-9316 huberlaw8804@gmail.com
Director Marge Schindewolf 863-386-4083 margeschindewolf@comcast.net
Director Mark Walczak 863-658-1658 markcsu@comcast.net

Proof of Notice of Meeting: Meeting notice/draft agenda posted in display case on activity center 3/7/2018. Meeting agenda posted on the website on 3/2/2018. Signage posted at front and west entrances on 3/9/2018

Meeting Minutes: The DRAFT minutes currently posted for the February 12, 2018 Rev C however Rev D were emailed to all board members. Final approval given by the board and will be posted accordingly.

Report of Officers:

President's Report

At the Direction of the Board, I arranged for a meeting with the South West Florida Water Management District, to discuss Golf Hammock proposed Drainage projects and permitting requirements. Two of our proposed projects, Lake Level adjustable Weirs and the North Border by-pass swale would require the submission of a detailed Interconnected Channel and Pond Routing (ICPR) Model for the entire development with a permit application.

I also met with the HOA lawyer and insurance agent with regards to Omission and Errors coverage and our HOA use of professional consultants. The HOA is covered when we follow hired professional advice.

Vice President's Report

Still investigating possibility of patching asphalt. Cleaned out large debris from channel leading into Lake Elaine. Circulated trash flyer to residents needed to take action regarding screening/hiding trash reciprocals. Attended meeting with president regarding environmental issues.

Treasurer's Report

At this time 69% of the homeowner's assessments have been collected.

Golf Hammock Owners Association February 2018 Bank Statement			
Checking			
Date	Description	Amount	Memo
1/31/2018	Beginning Balance	\$158,162.06	
2/1/2018	RUTHIE O'NEILL - BILL PYMT - OB19KPVP	-\$225.00	BL# 46 Website maintenance
2/1/2018	DEPOSIT	\$3,480.92	
2/1/2018	DEPOSIT	\$4,500.00	
2/8/2018	DEPOSIT	\$3,750.00	
2/8/2018	DEPOSIT	\$6,750.00	
2/8/2018	DEPOSIT	\$1,565.92	
2/8/2018	DEPOSIT	\$450.00	
2/8/2018	DEPOSIT	\$130.00	
2/8/2018	DEPOSIT	\$6,750.00	
2/8/2018	DEPOSIT	\$6,750.00	
2/8/2018	DEPOSIT	\$6,750.00	
2/12/2018	BOB SCHROEDER - BILL PYMT - FB59RT4Y	-\$21.26	BL# 17 Speed table paint
2/12/2018	CLARKE PEST CONTROL - BILL PYMT - HBJ95T6Y	-\$305.00	BL# 21 Pest Control
2/12/2018	LAWN MASTERS OF HIGHLANDS, INC. - BILL PYMT - XBX9XTEY	-\$35.00	BL# 20 Mowing
2/13/2018	JOYCE ROWE - BILL PYMT - VB79PTRL	-\$30.64	BL# 27 Welcome brochures
2/15/2018	EXCAVATION POINT, INC. - BILL PYMT - 5BE9KT5X	-\$20,000.00	BL# 34 Project Duffer Rd
2/20/2018	PELLA & ASSOCIATES P.A. - BILL PYMT - AB79NTDM	-\$800.00	BL# 30 Accounting monthly
2/20/2018	EXCAVATION POINT, INC. - BILL PYMT - 7BA9VTDm	-\$19,000.00	BL# 35 Project Duffer Rd
2/20/2018	DEPOSIT	\$615.00	
2/20/2018	DEPOSIT	\$1,350.00	
2/20/2018	DEPOSIT	\$6,750.00	
2/20/2018	DEPOSIT	\$6,750.00	
2/20/2018	DEPOSIT	\$6,750.00	
2/20/2018	DEPOSIT	\$6,750.00	
2/20/2018	DEPOSIT	\$3,000.00	
2/21/2018	DEBORAH STEUER - BILL PYMT - DBO9DTFN	-\$35.03	BL# 28 File cabinet locks
2/21/2018	GEORGE KIBE - BILL PYMT - 4BE9QT5N	-\$47.24	BL# 17 Speed table paint
2/21/2018	LERMA'S LANDSCAPING - BILL PYMT - SB49GTFN	-\$600.00	BL# 19 Landscaping
2/21/2018	AQUATIC WEED CONTROL, INC - BILL PYMT - IB59FTFN	-\$1,101.00	BL# 18 Lakes Ponds
2/21/2018	EXCAVATION POINT, INC. - BILL PYMT - 5BK9CTFN	-\$2,604.00	BL# 34 Project Duffer Rd
2/21/2018	PELLA & ASSOCIATES P.A. - BILL PYMT - VB89ETFN	-\$678.56	BL# 30 Accounting dues mailing
2/23/2018	BOB SCHROEDER - BILL PYMT - 2BK9GTLV	-\$20.69	BL# 17 Speed table paint
2/23/2018	RUTHIE O'NEILL - BILL PYMT - ZB995TLV	-\$149.00	BL# 46 Website hosting yearly
2/26/2018	SEBRING CHRISTIAN CHURCH - BILL PYMT - KBD9MT1U	-\$25.00	BL# 22 Garage Sale Coffee
2/26/2018	JUDY TRIER - BILL PYMT - NBZ9KT1U	-\$116.46	BL# 22 Garage sale ad, donuts
2/27/2018	E MARK BREED III, P.A. - BILL PYMT - XB79HTVU	-\$128.53	BL# 29 Foreclosure case 3005 Par
2/28/2018	GOLF HAMMOCK GOLF & COUNTRY CL - BILL PYMT - QBW9TTXG	-\$400.00	BL# 16 Activity Center
2/28/2018	Ending Balance	\$184,681.49	
Savings			
2/1/2018	Beginning Balance	\$138,592.22	
2/28/2018	Credit Dividends	\$5.32	
2/28/2018	Ending Balance	\$138,597.54	

Secretary's Report

Preliminary agenda and minutes to the February 12, 2018 board meeting were compiled and posted to the website and sent via email to all board members. After various updates and corrections to those minutes, I have sent all board members a timeline that I will try my best to follow moving forward. I will compose draft minutes, update minutes after meeting, send out to all board members for edits and corrections, requesting a 72 hour response time, do corrections, post to website. Once posted to the web as draft, any further corrections will be after the meeting, approved and posted as FINAL.

I am appreciative of added support regarding these time frames that I have requested for reports from officers and committee chairs. I am working in a very limited time frame quick response to emails is appreciated. Adjustments will be made accordingly. I have been in contact with Ruthie and feel that we have a working schedule in place. My second newsletter went out without issue and I received many positive emails and phone calls. I will compile a list prior to the meeting if anyone chooses to email their requests for newsletter placement. I can then share those at the meeting. A deadline for newsletter placement is the 15th of that given month. I will edit meeting minutes first then start composing and verify a newsletter. Ruthie and I have agreed that I will post all written communication and she will be in charge of any graphics that are added. Our deadline for actual web posting is between the 20th and at the very latest the 25th.

I attended the monthly meeting of Cormorant Point on March 7, 2018. I spoke to their board and requested information for the newsletter. They will have the same guidelines and timelines to follow as we do.

Speaking with Ruthie regarding her report, she had stated to me that she has been working double the amount of time on Cormorant Point's information/web material and mentioned that she has to proof many items that comes through for posting. I have stated that when something comes through me/us it is verified and ready to post, hence her being a web master, not proof reader. She plans to start logging time spent on each association, Cormorant Point and GHOA.

At the request of the treasurer, a "welcoming letter" was composed to accompany the estoppel letter going to the closing agents. This could be a starting point of a new resident procedure that maybe helpful in tracking new residents and/or property owners. Please review.



Golf Hammock Owners Association, Inc
2200 Golf Hammock Drive
Sebring, Florida 33872

Welcome to Golf Hammock!

The current board,

President George Kibe 863-402-8203 gwkibe@embarqmail.com
Vice President Bob Schroeder 863-402-5486 bobs1501@outlook.com
Treasurer Roger Steuer 574-529-1899 roger.steuer@yahoo.com
Secretary Deb Steuer 574-529-2718 debsteuer@yahoo.com
Director Nancy Beatty 863-382-6707 nbeatty47@gmail.com
Director Linda Fisher 863-658-1389 linda@linakasales.com
Director John Huber 937-602-9316 huberlaw8804@gmail.com
Director Marge Schindewolf 863-386-4083 margeschindewolf@comcast.net
Director Mark Walczak 863-658-1658 markcsu@comcast.net

would like to take this opportunity to personally welcome you to our community.

First and foremost, we have a website, www.ghoaonline.com for a quick reference guide for information you may need. Once you go to our website, you will be asked to register your email address. After doing so, with a current email account, you will begin to see all communications within our community, various “shout outs” which are important pieces of information/announcements that everyone needs to know as soon as possible plus a monthly newsletter to keep you up to date with events, reminders and various other useful information.

Please contact, **Joyce Rowe, 863-214-6517** jannrowe65@gmail.com our welcoming chairman to further assist you in your transition into Golf Hammock. At that time she will request current contact information from you regarding your ownership of property within our association.

Again, thank you for choosing Golf Hammock!

Welcome!

Website Report for Month of February 2018

No. of page views: 1,039

New Visitors month of February 68.5%

Subscribers

New Subscribers: 11

Total number of Subscribers (as of February 28): 472

Newsletter Stats (Feb/Mar 2018 Newsletter)

Total number of unopened emails: 147

Total number of views: 1,100

Committee Updates:

Common grounds, including road, culverts, drainage ditches: George Kibe

The Eagle Court swale reconstruction project was completed on March 1st. Culvert replacement started in Cormorant Point on March 6th. Culverts at 2906 Waterwood Drive, 3101 Divot Road, 4234, 4613 and 4811 Duffer Loop, 2797 Duffer Road, 1902 Mulligan Road and 2018 Mulligan Road will be replaced by mid March. Four other culverts were reevaluated for replacement and determined to not require replacement.

At the Direction of the Board, I arranged for a meeting with the South West Florida Water Management District (SWFWMD), to discuss Golf Hammock proposed Drainage projects and permitting requirements. In attendance were HOA Board members George Kibe, John Huber, Bob Schroeder, , HOA Engineer Carl Cool, and SWFWMD Engineers Robert Dasta and Albert Gagne. Projects discussed include- Driveway swale renovation, Main drainage ditch maintenance (connects to county drainage), lake level weir control, northern boundary by-pass swale (new construction) and new culvert installation. Most of our proposed activities fall into either a maintenance exemption or are de minimus and therefore do not require permitting. Two of our proposed projects, Lake level adjustable weirs and the north border by-pass swale, require the submission of a detailed Interconnected Channel and Pond Routing (ICPR) Model, for the entire development, with a permit application. The requirement for this detailed model makes the adjustable weir project not cost/benefit efficient. SWFWMD has some data from a ICPR model, that includes half of Golf Hammock, used in a Lake Jackson study. I've requested Cool and Cobb Engineering review the existing model to evaluate the usefulness of the data for any future project.

Common grounds, including landscape, irrigate, trees, lighting/electrical, signs fences: Mark Walczak

Regularly scheduled lawn care and landscape maintenance of Common areas continued without incident during this reporting period. With the assistance of Nancy Beatty and Cindy Bowser, the monthly checks of our irrigation systems at the front entrances of the community

were completed and the systems were found to be in good working order. However, several weeks earlier, a motor vehicle swerved off of Hammock Road and knocked over a sign, uprooted seven or eight azalea bushes, and damaged the west entrance irrigation system. The extend of the damage was revealed during this monthly check. The Committee notified Highlands County and the damaged sign has now been replaced. The landscape maintenance service has been notified and will replant or remove and discard azalea bushes as necessary during their monthly visit in March. Similarly, the irrigation maintenance service has been notified and will restore the damaged water line and sprinkler heads during their monthly visit.

A Landscape maintenance budget has been approved for 2018 and could be used to fill in some of the gaps left in the azalea bushes.

Violations/Complaints: Bob Schroeder-

Open: Landscaping	0	Closed: Landscaping	3
RV/trailer	1		
Driveway repair	0		
Total	1		

Under Investigation:	Landscaping	2
	RV/trailer	1
	Home care	1
	Poultry	1
	Total	5

Architectural Reviews: Roger Steuer-

Approvals:

Lot 00283 Fence – Air conditioner & garbage can screening
Lot 00425 Home generator
Lot 00244 Paint

Lakes/Ponds: Nancy Beatty-

Aquatic Weed Control will be applying SONAR to all lakes this month.

Activity Center: Linda Fisher-

In month of February a new Euchre group was formed and plays on the 3rd Monday of the month, contact Judy Trier or by sign-up sheet in activity center. A craft show case was held (was stated in last month's meeting - continued support and usage by the community of the Activity Center. Game nights on 2nd, 3rd & 4th Tuesdays are well attended, along with the Tuesday and Friday Mah Jongg players. Bridge players meet on Thursday afternoons. Both GHOA and GPHA held monthly meetings.

The library is open with a good supply of books for community to use - as always, Activity Center seeking more suggestions or ideas for future activities to be offered.

Welcoming: Joyce Rowe~ 863-214-6517 jannrowe65@gmail.com

One Visit

Street Captains: Co-Chairs: Cindy Bowser - clb1919@yahoo.com
Linda Schroeder - lindasfl70@yahoo.com

No report at this time

By-Laws, Covenants and Restrictions Refresh Committee: John Huber-

No report at this time

Data Base/Directory: Marge Schindewolf- We have had no new residents for the month of February. Printer has file for directory printing. Have ads totaling \$1120 with hopefully two more prospects I have to contact this week. Printer is out on medical leave and as soon as he returns we will work on the ads for the directory.

Old Business

- a.) Motion by Bob, second by Mark, accept distributed documents as modified to remove " or auction" as a board interpretation of both documents, Covenant Article XXV Garage and Estate Sales and the Estate Sale Form after discussion, all approved and both documents, Covenants Article XXV clarifications and Estate Sale Form will be posted on the website.
- b.) George stated back to December 2016 the availability of the tennis court property which is owned by Golf Hammock Country Club was offered to the HOA for purchase, the board declined to take action at that time. A motion by Roger, second by Deb to establish a team to investigate the possible purchase of the tennis court property from Golf Hammock Country Club, after discussion, all approved.
- c.) Motion by John, second Linda, to have Roger lead this investigation into the possible purchase of the tennis court property, after a brief discussion a vote was taken, all approved.

New Business

- a.) Motion by Roger, second by Deb, Set year-to-date un-budgeted spending to \$250.00 per board member, a discussion took place that was followed by a request by Mark as to the how additional money was needed for a unexpected expense, how would be those funds be granted – it was explained that you work within a budgeted amount of money for your committee, these funds of \$250.00 were un-budgeted dollars needed for general operating expenses and George stated that a special board meeting can be requested to substantiate the needed funds within your committees budget , a vote was taken it was split.

Mark voted against the motion, the remaining board members voted in favor, motion passes.

- b.) Motion by Nancy, second by Bob, apply Aquatic Weed Control (Sonar) to Lake Hazard for one year at addition cost of \$89.00 per month . A discussion involving asking the Golf Hammock Country Club to pay ½ of this expense was talked about – a vote was taken and split.

John and Roger voted against the motion, the remaining board members voted in favor, motion passes. Motion was made by Nancy, second by Linda to modify the above stated motion to verify with Golf Hammock Country Club that treatment of Lake Hazzard would be allowed, a vote was taken it was split, Roger voted against the motion, remaining board members voted in favor, motion passes.

“Nancy talked to Aquatic Weed Control after the board meeting and determined that the application of necessary lake chemicals to Lake Hazard could damage grass if the Golf Course uses Lake Hazard for irrigation. Nancy has decided not to pursue further action on Lake Hazard.”

- c.) Motion by Mark, second by John obtain additional budget (\$250.00) for the Common Grounds Committee to clean up and repair damages to the landscape and irrigation system caused by a recent motor vehicle accident. A discussion took place, to obtain a copy of the police report, in preparation for a demand letter to the Motor Vehicle’s insurance company, a vote was taken, all approved.

Member Comments

Member present submitted a shed request.

Next Meeting: April 9, 2018 workshop 6:30PM, meeting 7:00PM

Adjourn: Motion by Marge, second Roger all approved - Time 8:50PM

Covenant Article XXV

Garage Sales: Individual or multi-family garage sales are prohibited in Golf Hammock.

A garage sale (also known as a yard sale, tag sale, moving sale and by many other names) is an informal event for the sale of used goods by private individuals.

Typically the goods in a garage sale are unwanted items from the household with its owners conducting the sale. The venue at which the sale is conducted is typically a garage; a driveway, carport, front yard or inside a house.

Golf Hammock Owners Association sponsors an annual local off-site garage sale. Generally the sale takes place in February and is held at Sebring Christian Church just west of the West Entry. Details are provided 45 days in advance of event via newsletter, shout out and advertisements.

Estate Sales: An estate sale or estate liquidation is a sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of their personal property to facilitate a move.

To have an estate sale, the property owner/event coordinator must submit a completed Estate Sale Request form to the GHOA Board or Board designated reviewer for approval. The request should be submitted at least 2 weeks in advance of the desired date(s). The form must be completed by the property owner/event coordinator. A completed form and signature acknowledges the responsibilities/requirements to conduct an estate sale. After review by the Board/designated officer, the form will be returned with an approval/disapproved stamp and signature. The form is available via the web page(www.ghoaonline.com).

ESTATE SALE FORM

Name of Property Owner _____

Address of Property _____

Phone # of Property Owner _____

Name of Event Coordinator _____

Contact Information of Coordinator _____

Date(s) for Sale Start _____ Stop _____

Time(s) for Sale Start _____ Stop _____
(No earlier than 8AM – No later than 8PM)

Conditions of Sale

Initials

- No Outside Signage
 - No Parking on lawns
 - No Traffic Obstruction
 - No Loud Noises
 - Sales by appointment only – 2 per half hour maximum
 - Approval form posted in visible location during sale
 - Property owner/event coordinator must be on site
- During any activity associated with sale

I have read and understand the above conditions and will conduct the sale accordingly.

Signature

Date

Printed Name