

Golf Hammock Owner's Association, INC
Tuesday, June 12, 2018 Special Meeting Request
Time: 1:00PM
Board Meeting Minutes, Rev. A
Approved September 10, 2018

Request for a special meeting was submitted by: John, Roger and Deb

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

Roll Call:

Treasurer Roger Steuer 574-529-1899 ghoatreasurer@gmail.com
Secretary Deb Steuer 574-529-2718 secretary.ghoa@gmail.com
Director Nancy Beatty 863-382-6707 nbeatty47@gmail.com
Director John Huber 937-602-9316 huberlaw8804@gmail.com
Director Mark Walczak 863-658-1658 markcsu@comcast.net

Absent:

Vice President Bob Schroeder 863-402-5486 bobs1501@outlook.com
Director Linda Fisher 863-658-1389 linda@linakasales.com
Director Marge Schindewolf 863-386-4083 margeschindewolf@comcast.net

Proof of Notice of Meeting: Notice of this special meeting went out as notice through the "shout-out" process and was posted in the display case on Friday June 8, 2018

Topic is as follows:

The meeting was requested to discuss hiring an attorney, to do a title search, to allow the board to make an informed decision, about property being considered (i.e. the tennis courts). It is not about buying property. The board is fully aware that we cannot purchase property without the consent of the membership. During a review of the property Mr. Huber identified a restriction in the golf course deed, that would require the owner to maintain it as a golf course and its amenities. We interpret this as the tennis courts and the swimming pool.

a) A motion by John and second by Roger to hire lawyer David Floyd Schumacher
211 S Ridgewood Dr Sebring, FL 33870-3340 Highlands County, to answer 6 stated questions,

- 1) Is the 1993 covenant likely binding on Jason, on Jason's ultimate grantee, and on subsequent grantees in the chain of title?
- 2) The swimming pool and the tennis court were a part of Golf Hammock in 1993, are they likely included within the "related facilities and amenities" mentioned in the 1993 covenant?
- 3) Who has standing to assert rights under the covenant?

- 4) Assuming our Board has authority under our charter and bylaws to act on behalf of Golf Hammock residents in these matters, also, does our association have any authority under Florida Rules of Civil litigant, or even negotiate a resolution on behalf of our residents?
- 5) Under what set of facts would those who would otherwise have standing to complain about the demolition of the pool, be deemed to have waived those complaints by having failed to object at some point during the demolition, if they were aware that it was happening?
- 6) Would the GHOA have the right to serve as a representative of those who have standing to complain, or provide financial backing for them, or would our role boil down to doing the initial investigation, and then stepping aside while those individuals with standing carry the ball from that point forward?.

allocate \$1000.00 funded by the emergency fund. After a discussion took place, a vote was taken, ALL in favor, motion carries.

Member Comments-

Several emails on this topic were received and answers accordingly, however an email request stated that hers be read at the meeting and now included within these minutes-

I have just received the notice of a meeting to discuss hiring a real estate attorney for purchase of property. I was not aware of anything in the budget that requires additional property for maintenance purposes which is what I believe is all you have the authority to do. I notice that you are calling this meeting when most residents are not there including me and my husband. Since this property purchase is obviously new property, I believe it will require approval of the majority of the association members. I would suggest that you wait until fall when everyone is back, call an association meeting and see if the association wants to purchase this property and be responsible for the maintenance at an additional yearly cost before wasting money on an attorney for something that is not approved. On a personal note, I am tired of this Board continually spending money on projects we do not need. What use to be a nice association in a well maintained neighborhood has become a money pit for residents on a fixed income due mainly to your guidance and that of your Vice President? I would like these comments read into the minutes of the meeting should you still decide to hold it. I believe it is time you pay attention to the association members.

Linda Danser

Adjourned: 1:45PM