



Hammock Herald  
August 2016

## **IH TELEPHONE NUMBERS**

Gate attendant	863-763-8807
Office	863-763-9401
Office fax	863-357-3857
Manager	863-532-5510
Lodge	863-763-8802
Pool cabana	863-763-8066
Birds Nest	863-467-0700
Shop	863-763-6353

## **OFFICE ADDRESS AND HOURS**

Indian Hammock Hunt & Riding Club

32801 Highway 441 North, #400

Okeechobee, Florida 34972-0271

Office hours are 9am-5pm Mon-Fri, closed from 12pm-2pm

## **CLUB EMAIL ADDRESSES**

### **Office email:**

[indianhammock@gmail.com](mailto:indianhammock@gmail.com)

### **Manager's email:**

[ihammockmgr@gmail.com](mailto:ihammockmgr@gmail.com)

### **Board president email:**

[ihammockpresident@gmail.com](mailto:ihammockpresident@gmail.com)

### **Tom Tom email:**

[ihammocktomtom@gmail.com](mailto:ihammocktomtom@gmail.com)

### **Hammock Herald:**

[ihammockherald@gmail.com](mailto:ihammockherald@gmail.com)

### **Lodge reservations:**

[ihammocklodge@gmail.com](mailto:ihammocklodge@gmail.com)

**MINUTES OF THE July 17, 2016 MEETING OF THE  
INDIAN HAMMOCK HUNT AND RIDING CLUB, Inc.**

**BOARD OF DIRECTORS**

**Call to order:** President Marion Aiello called the meeting to order at 8:00 AM, and led the group in the Pledge of Allegiance to the Flag. A moment of silence was observed for the people of Nice, France who lost their lives to a Muslim Jihadist.

**Roll Call: Officers:** President Marion Aiello, 1<sup>st</sup> Vice President Matt Rector, 2nd Vice President Tyra Willis, Treasurer Corey Miller, Secretary Harold Piskura.

**Directors:** David Bass, Jason Bessenbacher, Brett Davis, Doug Donohue, Keith Kidwell, Eric Swant. **Absent:** Carla Sapp and Charles Whipple.

**Approval of Minutes:** Keith Kidwell moved to approve the minutes of the June 26, 2016 minutes and was seconded by Tyra Willis. During discussion Eric Swant moved to amend those minutes to read that the intent was to send back to the Finance Committee their request to create a separate Oversight Committee for the IH Management, LLC for more information; and not just read that the request was denied. The motion carried with Matt Rector and Jason Bessenbacher abstaining.

**Treasurer's report:** Treasurer Corey Miller reported that the financials provided to the BOD were in a draft form because the people who worked to separate the IH Management, LLC financial data from the IHHRC, Inc. financial data only recently finished. The Financial Committee, (FiCom), have not had time to put the data into presentation form. He said completed information will be available by or before the next BOD meeting.

The Treasurer once again on behalf of a FiCom recommendation, noted that some of the members had requested that money be added to the budget for 4<sup>th</sup> of July celebration fireworks. He then moved that the BOD approve the addition of a \$3.00 donation for that purpose to each member's monthly assessment with the condition that all members are able to opt out at any time by simply notifying the IHHRC office. Harold Piskura seconded the motion. Following discussion the motion was adopted with Brett Davis and Eric Swant opposed.

The Treasurer described another FiCom recommendation and so moved that: Amenities with fees should include a portion of the fees for asset replacement and repairs. Harold Piskura seconded that motion. Discussion took place. The question was called by Eric Swant seconded by Harold Piskura, and carried, the motion on the amenity fees was put to a vote and it was rejected. Corey Miller voted in favor.

Corey Miller brought forward another FiCom recommendation that with regards to the Bunk House and Cottage that pets be allowed. Following discussion, Matt Rector moved that pets, but not farm animals, be allowed in the rental units and an additional fee and pet procedures be determined by the Manager for presentation at the next meeting. Eric Swant seconded, the vote was called and the motion carried.

Corey Miller submitted a revised FiCom SOP to the BOD and described briefly the changes in it. Of note is that the title has been changed from *Finance SOP* to *Indian Hammock Hunt and Riding Club, Inc. Accounting Procedures*. He went on to say that the recommendations from recent the Club's recent audit have been incorporated where appropriate.

The Treasurer also noted that a first draft of the fiscal 2017 Budget has been provided and that the FiCom has not yet had the opportunity to their review and make recommendations.

**Manager's Report:** During the Manager's report Eric Swant moved that the manager provide a recommendation for an exception to the rules for issuing gate access cards for special circumstances at the next meeting. That motion was adopted.

Bob Baum's report will appear in The Hammock Herald in its entirety.

### **Committee Reports:**

**Architectural, committee:** Stan Weedon reported that the Committee reviewed two applications this month and recommended the BOD approve them both. The first was the Donohue family on lot #144 to extend their driveway and to do some clearing and that would maintain a minimum twenty five buffer where required as well as the desirable oaks, pines and other trees as shown on their submitted plan. Corey Miller moved to approve the application and was seconded by Jason Bessenbacher, the motion carried.

The second application was from the Langston family on lot #207 to do some lot clearing, install a fence and gate; and construct a pond as depicted on their submitted plan. Keith Kidwell moved to approve, second by Corey Miller, and the motion carried.

**Membership Committee:** Barbara Roberts reported and recommended that the BOD approve and welcome new members Mary Zvirzdin and Kristian Shattuck who are purchasing lot 165. Jason moved to waive the right of first refusal and approve the new members. Doug Donohue seconded, motion carried with Matt Rector abstaining.

John and Antoinette Griffin are purchasing lot 108. Jason Bessenbacher moved to waive the right of first refusal with a second from Doug Donohue and this motion carried.

**Skeet & Trap:** Bob Morrison requested on behalf of the Skeet & Trap Committee that each Saturday immediately preceding the BOD meeting that a Shoot & Eat be scheduled from 4:00 PM to 8:00 PM and that the Bird's Nest reserved for that purpose at least until the time that the Lodge is once again serving meals. Following some discussion Doug Donohue move to approve the request seconded by Harold Piskura. The motion was adopted.

**New Business: 1) Fee schedule 2015-2016:**

Subsequent to discussion Matt Rector called for the question to be put, seconded by Corey Miller, it carried. Matt Rector then moved that the update to the 2015 – 16 fee schedule for the Burn Pile Fee read as follows: \$25.00 Minimum per dump truck, load for Land Clearing Debris by Owner Builder or Commercial Land Clearing Company. Use and Rates to be confirmed by Manager.

More discussion on the same subject ensued and Brett Davis with a second by Tyra Willis and a few others, moved that any new lot clearing by a commercial contractor be a minimum of \$1500.00, after more lively simultaneous debates, was amended to be added to the preceding motion "Not to exceed \$1500.00." The motion carried. The President asked the Manager to look into what is needed to renew the Club's burn permit with the State because it is nearing expiration.

Jason Bessenbacher noted that the Fee Schedule has the wrong fee, (\$300.00), for the Hunt Permit which should be \$250.00. The President and others recognized this as a clerical error and directed it to be corrected.

Discussion took place about raising the rental fee for the Bunkhouse to \$130.00 per night, and it was then noticed that the proposed schedule shows \$115.00, which should have been \$125.00, and that too, was declared a clerical error. During discussion Matt Rector moved and was seconded by Eric Swant to keep the fee at \$125.00, when the vote was called the motion carried with Doug Donohue opposed.

**2) Discuss corporately owned Lots:** This item was about lots owned by LLC's, various Trusts, and multiple owners. The IH Declarations Article V reads in part, ... for lots owned by a legal entity, a trustee, (other than the trustee of a revocable trust, created by the grantor for his lifetime use or benefit), or more than two natural persons other than members of a single family shall be assessed twice the assessment unless waived, not less than annually, by the Club in its sole discretion. In all there was a list of thirty seven lots having one of the above forms of ownership provided to the BOD. Corey Miller moved, seconded by David Bass, to have the manager request an interpretation from the Club attorney of the intent of the IH Declarations and to interpret the types of ownership of the different entities, types of trusts, and how those on the list without approval should be addressed. The motion carried.

**3) Approve contractor for the Lodge renovations:** Three sealed bids for renovations of the kitchen area were opened by the President and read aloud to the BOD. Best Built Homes, Okeechobee, FL. \$14,630.00. Columbus Construction of Dade County, Inc. Miami, FL. \$14,200.00. Mossel – Hodges Construction Inc. Okeechobee, FL. \$14,750.00. Discussion was held including input from the members and the manager that resulted in the selection of Best Built Homes at \$14,630.00. Doug Donohue moved, seconded by Tyra Willis and the motion carried. Even that the bids specifically excluded the store room, the manager assured the BOD that it too, would be renovated.

#### **4) Approve bid for carpet replacement in Lodge:**

There were two bids received for the carpet work and the manager provided some carpet samples. Yet again another high expression discussion took place and it was settled that 2' X 2' commercial grade carpet tiles, color to be decided, would be used.

It was noted that tiles are preferable because replacement of small area damage could more easily be accomplished. Matt Rector moved, second by Doug Donohue to approve the expenditure of up to \$12,327.80 for the replacement of the carpet in the Lodge; and the manager will coordinate the best value for the material and installation. The motion was adopted.

**Unfinished Business: Sealed Roof Bids.** The bids from American Roofing, Dan Butcher and Big Lake Roofing were opened and read aloud by the President. A collective of the several different roofs in need of replacement were bid together as a group and enumerated in the bids. Discussion ensued, figures were discussed and it was decided the best course of action would be to do the roofs individually on a worst case basis over time.

**Adjournment:** Eric Swant moved to adjourn at 11:50 AM, Corey Miller seconded and the motion carried.

Submitted by,  
Harold Piskura, Secretary

# Manager's report

To The Board of Directors  
Managers' Report for July 2016

Board,

**Lodge:** Completed the bidding process for septic replacement, resulting in the board accepting Austin Sewer for the replacement of our septic system. They are scheduled to start on July 25<sup>th</sup>. Met with several contractors and their subs for bidding purposes. Received bids for the repair work in the kitchen. Put out to bid carpet replacement in the lodge. Received three bids for that with samples of carpet for the board to look at. Started in house gutting of kitchen by our staff to prep for contractor that is chosen to do our repairs. Started the application process for DBPR. Met with and interviewed potential cook/ chef for the lodge.

**Buildings and Grounds:** Met with contractors about our drain fields at the cabana and cottage. Received bids for future replacement. Met with several roofing contractors for roof replacement and received bids. Had our emergency generator annual service.

**Pool:** Met with Okeechobee Health Department inspector at the pool to do re- inspection of pool since our renovation. Received our new operating license for the pool on 7/1/2016. Ordered new chairs and tables for the pool deck.

**Land, Roads and Drainage:** Continue to work on roads, cutting of shoulders, replacing culverts at various crossings as time allows during the cutting season. Continue to clean canals and ditches in house. Started spraying for aquatic

weeds thru out our community in our lakes and canals. Repair side roads as necessary and keep graded on a regular basis.

**Front Gate:** Our new system is running smoothly, and just a reminder to the members who have not picked them up. Please call the office to make arrangements to get your cards.

**Office:** Working on creating office procedures manual. Created office assistant job description. Met and worked with our outside booker, on our finances. Renewed various licenses for our amenities.

Prepared Finances, and met with finance committee. Attended special meetings for finance sop workshop. Completed the first draft of next year's budget along with the asset reserve schedule.

Met with members about various issues pertaining to Indian Hammock.

Respectfully Submitted,  
Bob Baum  
Manager

### **Communication Committee:**

Thank you to everyone who participated and made this year's photography competition a great success. Your favorite photos were submitted by: Nathalie LaMothe (1 st place), Frances Mercer (1 st place), Cris Bannwart (2 nd place), Heather Short (2 nd place), Patti Dugmore (3 rd place), and Keith Kidwell (3 rd place).

The top 5 vote-getters in both categories will continue to be featured on our website homepage sideshow until next summer. Congratulations to everyone.

## **Skeet & Trap Committee:**

On the weekend of the 16<sup>th</sup>, a “Shoot & Eat” was held at the five stand. There was an “Annie Oakley” shoot at around 5pm, after the rain stopped, which had a number of shooters in attendance. There were about 6 contests in total, and so there were numerous individuals that can claim a win. Morrison was kind enough to pull for us, and try to keep the rabble organized. There were plenty of good natured taunts and cheers to go around, and the peanut gallery was particularly vocal. Keeping an eye out for the pieces kept everyone entertained, and there was a lot of noise for a successful third gun. For some reason, everyone in attendance thought it was particularly humorous whenever I was sent to the end of the line or eliminated. I did seem to share that rather dubious distinction with Davis & Kidwell, though they may not have enjoyed it nearly as much.

After the shoot there was an “eat” at the lodge. There was at least 50 to 60 folks in attendance, with everyone bringing a favorite dish to share. The food was excellent and plentiful, and the company was even better. It’s great to have a gathering of the Members like that, and everyone really seem to enjoy themselves. The S&T Committee decided there should be a Shoot & Eat every Saturday evening on the weekend of the Board meeting, and has received permission from the BOD to do so. So keep your eyes open for the next announcement in the TomTom, we’ll try to make this a regular event.

It’s wickedly hot during the afternoons, as our melting volunteers can attest, but Sunday mornings are a great time to get over to the skeet fields and knock out a couple rounds. The Skeet & Trap fields are opened every Sunday at 9:00am to Noon, though it’s quite possible they may be open a bit earlier to take advantage of a cool morning.

Everyone is welcome to come out and shoot, and new shooters are always encouraged. All the Hammock shooters and Committee Member RSO's are very instructive and friendly, so there's no reason to be shy about showing up if you're a new to the sport.

Once you get started shooting, you'll just love the smell of cordite in the morning!

Matt Rector  
Co-Chairman

### **Architectural Review Committee:**

1. Lot 144, Donohue: Request to extend lot clearing to 25' from the north property line to provide additional pasture, Healthy Oaks, Maples, Sabal Palms and Magnolias to remain. Add second entrance to Lot.
  - Committee recommends approval. Board Approved
2. Lot 207, Langston: Request to clear lot, build a pond, install a perimeter fence and front entry and gate. The lot clearing will leave a minimum of 25' natural vegetative perimeter. The fence set back will be a minimum of 25'. The pond will be 80' x 100', have a slope of 20 to 30 degrees, be 10' deep and be setback 50' from the south and east property lines. The two driveways will be a minimum of 50' from the east and west property lines, with 16' wide gate and entry feature.
  - Committee recommends approval. Board Approved

The August deadline for submittal is Friday, August 12<sup>th</sup> with the ARC meeting at 2 p.m. on Monday, August 15<sup>th</sup> at the Indian Hammock Office.

# **\*\*For Major Medical or Fire Call 911 First\*\***

## **REMINDER!**



The membership directory is available on our website at [ihammock.net](http://ihammock.net). You can access it via your smart phone and dial a member or the office directly with one touch.

However, if you use an Apple product and their default web browser, Safari, you will not be able to log into the directory. The easiest remedy is to load an additional browser on to your device. The browser app, Dolphin, is free and available in the App Store. Other browsers that interface with our website login and password are Firefox and Chrome.

## **NEWS: Bulk garbage area is locked**

The gate to the bulk garbage drop-off is now locked.

Your key to the front gate opens this lock.

Paint and oil is disposed of at the maintenance building/office complex.

# Classified Ads

## SERVICES

### **Horse care**

At home, stables or on vacation looking for a licensed insured equine professional. Many services available: feeding, grooming, mucking, and exercising. Please call if you have any questions. Also available: lessons from beginner to novice and pony rides for the kiddies. Call Keely Wilson 954-270-8015.

### **RESIDENTIAL LENDING ON TIME AND AS AGREED**

Jesse Ison-Bowman Interline Mortgage NMLS 19153  
Ph 502-648-2173

## MERCHANDISE and MISC

### **FREE to an approved home!**

Paseo, a fun-to-ride gray Paso Fino (gaited) trail horse. An Indian Hammock resident most of his life, he has ridden the trails here and on organized trail rides across Florida. He sometimes likes to see if he can call the shots, so he needs an intermediate or better rider. Coggins and shots are current. The perfect horse for a lady. Call Missy Foster, 863-634-1090. (See photo by visiting the classified ad page of [ihammock.net](http://ihammock.net).)

### **FREE**

12 x 38 Used Tractor Tires

Possible uses include flower beds and sandbox for kids.

Call Glenn at [305.505.9532](tel:305.505.9532)

(See photo by visiting the classified ad page of [ihammock.net](http://ihammock.net).)

### **For Sale**

Professionally tanned wild animal hides, beaver, coyote, deer and bobcat for home decoration use. Priced from \$75 to \$160. Call Walt 863-357-7389.

### **For Sale**

Diesel generator 5500 W \$850.00

Diesel Matrix, electric start, new battery, less than 10 hours, heavy duty, on wheels to move it around. Contact Neil at 561-662-0367.

### **For Sale**

Used but Never Abused! Rhino FM 100, 100" Rear Discharge Finish Mower. Designed for use on 540 RPM Tractors as small as 35 HP \$1,500 OBO Call the Indian Hammock office for details and to inspect the mower.

### **For sale**

Lee Precision "LOAD MASTER" progressive ammunition reloading press with "lots" of extras. 5 turrets, 5 shell plates for 380, 9mm, 38/357, 45acp and 44Mag and spare parts, no dies. Retail value \$690 now \$375. Call Walt 863-357-7389

Lee Precision "Pro 1000" progressive ammunition reloading press with 38/357 dies and extra parts. Retail value \$345 now \$175. Call Walt 863-357-7389

### **For sale**

Dual-Fuel Generator

Get Ready for Hurricane Season!

Troy-Bilt Portable 8000 Watt Dual-Fuel (gas or propane) Generator. 15HP Briggs & Stratton Engine, 13500 starting watt-Electric Start. Only 4 hours total usage! Brand New Battery, No Flat tires! \$1350 Propane line hookup and power cord included. Call Heather Short lot #255 at 772-528-1878

### **For sale**

Two kayaks:

Single, all Kevlar, Paid \$1000, will sell for \$500.

Single, Paid \$500 will sell for \$250

Call Bill Tabbert [305 304 6471](tel:3053046471)

## **PROPERTY**

### **For Rent or Sale**

**Lot 60** – 2 bedroom/1 1/2 bath cottage, great room with fireplace, gazebo. Very Private!! Available for weekend, weekly or monthly rental or for sale. For information contact Art Ivester at 561-401-2708.

## **For Sale**

**Lot 8** - This charming cabin in the woods is the perfect weekend getaway! With 3 bedrooms and 2 baths the home has a rustic feel and wood deck to enjoy the evenings! Brand new metal roof and freshly painted exterior. The home comes partially furnished and ready to come on up and enjoy all the Hammock has to offer. \$169,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 14** - MUST SEE! 2.58 acres partially cleared for home on quiet road. Beautiful oak trees towards the back of the lot. The driveway is gated, power pole installed with electric, and also a well. \$43,000. Call Brian Hardy 561 644-7091.

### **Lots 38 & 39 – REDUCED FOR QUICK SALE**

Two beautiful lots in Indian Hammock with a total of 5.12 acres. Partially cleared, with house pad, power and well. Ready to build your new home or bring the RV to camp and enjoy all that Indian Hammock has to offer! \$50,000. Will sell separately. Seller Financing Available. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 120** - Rare opportunity to purchase a beautiful cleared lot right on the Outback! This lot is 2.68 acres, cleared and has some pretty Oaks & Cabbage Palms. Enjoy amazing sunsets and pastoral views from this special property! \$59,990. Call Marianne Windridge, Golden Bear Realty, 772 708-5592

**Lot 128** – This beautiful 2.8 Acres corner lot has been cleared, has a nice lawn and beautiful pond set off to one corner of the property. Fill from the pond has been used to build up elevation on lot. This is a super nice lot and ready to build or camp. \$45,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592

**Lot 142** - Affordable & attractive this 2.78 acre lot in Indian Hammock is close to stables and backs up to preserve land and trails. Located on a quiet lane. Priced right at \$32,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 165** – 3+ acres. One of the most beautiful lots in the Hammock. Granddaddy oaks, cleared, house pad. Contact Amy 561-441-1735 or Matt 561-441-1732.

**Lot 168** – 2.7 acres in a great location close to the stable, office, and pistol range. This lot had some clearing in the past and has a nice variety of trees. Priced right at \$32,900! Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 176** - This is a rare opportunity to purchase undoubtedly the most beautiful lot in Indian Hammock. This lot is surrounded by preserve land and has a very dense Oak Hammock. Current owner had a change in plans and is selling this lot with a complete set of plans for a 3 bedroom Cracker home with office, 3 baths, wrap-around porch and a free standing 3 car garage. Home is 2635 sq. ft. under air and porch is 2546 sq. ft. Build your dream home here! \$89,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 216** - Pretty 2.66 acre lot in Indian Hammock backing up to preserve. A driveway has been cut in and there is a current survey of the property. This lot is on a quiet dead end lane with easy gate access and close to lodge, pool, fitness center, airport and skeet and trap range. \$46,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 246** - Large 2.6 acre lot close to the gate for easy access yet off the beaten path for privacy. This pretty lot is located on a dead end lane. Great opportunity to purchase a wonderful lot at a low price. \$ 45,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 250** - Close to gate on common area so no one can build behind you, electricity on the property. \$65,000 and owner will finance. Call 239-900-4409

**Lot 254** - Pretty lot with 2.7 acres and easy gate access. This lot had some clearing in the past and won't take much to open it back up. It has a variety of large trees. Priced to sell at \$35,000. Call Marianne Windridge, Golden Bear Realty, 772 708-5592.

**Lot 260** - Own a piece of paradise in Indian Hammock! 2.43 acre lot for sale. \$22,900. Call for details. Kimberly Cardillo Millennium Realty 772-985-1758

**Lot 270** – Beautiful 2.87 acre lot backing up to preserve, on Cabbage Palm. This lot is close to gate yet off the beaten path. Build your dream home or just camp out & enjoy the amenities! \$45,000. Call Marianne Windridge, Golden Bear Realty 772 708-5592.

**Lot 279** - 2.58 acres. REDUCED! Nice lot on dead end lane with common/preserve land in front of and backing up to the lot, and a variety of mature trees. Good location with easy access to gate and all amenities. \$60,000, possible seller finance. Call Marianne Windridge, Golden Bear Realty 772 708-5592.

**Lot 280** – 2.54 acres with pond and loads of mature trees and preserve both in front and in back of the lot. This lot is on a dead end lane but offers easy access to gate. Great location to build your dream home. \$70,000. Call Marianne Windridge, Golden Bear Realty 772 708-5592.

# AUGUST CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<b>01</b>	<b>02</b>	<b>03</b>	<b>04</b>	<b>05</b>	<b>06</b>
<b>07</b> Skeet open	<b>08</b>	<b>09</b>	<b>10</b>	<b>11</b>	<b>12</b> ARC submittal deadline	<b>13</b> Finance Committee meeting
<b>14</b> Skeet open	<b>15</b> ARC Meeting	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b> Budget Town Hall Meeting  Shooting sports meetings
<b>21</b> Board meeting  Skeet open	<b>22</b>	<b>23</b>	<b>24</b> Hammock Herald deadline  New Member Deadline	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b> Skeet open	<b>29</b>	<b>30</b>	<b>31</b>			

See website for times, locations and details.