



Hammock Herald
August 2015

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
INDIAN HAMMOCK HUNT AND RIDING CLUB
July 12, 2015**

The meeting was called to order by Vice President, Bill Miller at 9:00am All directors were present except Marion Aiello and Stephanie Young .

Motion to approve the minutes of the June 14, 2015 regular board meeting made by Harold Piskura and second by Tyra Willis. Motion passed.

Treasurer's Report - Corey Miller reported that the preliminary budget show the monthly assessment of \$252.09. There are two Town Hall Budget Meetings scheduled: August 8, 2015 and September 11, 2015 at 10:30am at the Lodge.

Corey Miller made a motion and Tyra Willis seconded that all volunteers mowing the runway will have to sign a release due to the fact the volunteer insurance that Indian Hammock has does not cover volunteers mowing the runway. Motion passed.

Corey Miller made a motion and Barbara Roberts seconded to move the committee funds to a separate Bank of American account. Motion passed

Manager's Report - See full report in Hammock Herald

Matt Rector made a motion and Barbara Roberts seconded to authorize the Manager to spend up to \$3000.00 for signs to be place on the Indian Hammock perimeter to show No Trespassing, Indian Hammock Hunt and Riding Club , Hunting Preserve. Motion passed.

Committee Reports:

Architectural Review Committee:

Lot 87 Replace siding with Hardy Board and paint. Motion to approve by Barbara Roberts and seconded by Tyra Willis providing that a yard waste dumpster to remove construction debris is placed on lot. Motion passed.

Lot 253 Repair and replace decks, add a 8X4 pump house and clear lot of cogon grass and plant clumping bamboo in area near lot 252. Motion to approve by Barbara Roberts and seconded by Corey Miller providing that a yard waste dumpster to remove construction debris is placed on lot. Motion passed.

Hunt Committee:

Matt Rector moved to take off the table the new hunt areas and seconded by Doug Donohue. Motion passed.

Doug Donohue moved to withdraw the request for the new hunt areas.

Matt Rector made a motion and Carla Sapp seconded it to divide two existing hunt areas

and they would be 2E , 2W and 4N, 4S. Motion passed

New Business:

A motion was made by Harold Piskura and seconded by Corey Miller to hire a part time person (up to 30 hours) for 90 days to mow the areas that Charlie's use to mow. Motion passed.

A motion was made by Tyra Willis and seconded by Corey Miller to earmark the \$19,500 to the pool. Motion passed. Note this money was received from the tax sale on lot 23

Barbara Roberts moved and Tyra Willis seconded to revisit the estoppel fee. Motion passed.

Carla Sapp made the motion to reduce the estoppel fee to \$0.00 and Corey Miller seconded. Motion passed with Harold Piskura opposed.

Jason Bessenbacher made a motion to discuss the Hammock Dump area and Carla Sapp seconded. Motion passed.

Matt Rector made a motion to have the Hammock Dump area locked and that the lock uses the same key as the member's for the front gate, Corey Miller seconded. Discussion continued until the question was called by Corey Miller and seconded by Sandy Steinruck. Calling of the question. Motion Passed. Motion passed with Harold Piskura, Carla Sapp and Doug Donohue opposed.

Matt Rector made a motion to reconsider giving the Attorney's bills to the finance committee and Board Doug Donohue seconded. Discussion continued until the question was called by Matt Rector and Harold Piskura seconded. Calling of the question. Motion passed. The motion passed.

Matt Rector made a motion and Corey Miller seconded that only the total cost of the attorney's bills would be given to the finance committee and the board. Motion passed.

Matt Rector made a motion to allow Sandra Hack to become an LTG at the Shouey's lot and Charlie Whipple seconded. Discussion. Matt Rector called the question and Sandy Steinruck seconded. Calling of the question, motion passed. The motion passed with Carla Sapp opposed.

Motion to adjourn by Matt Rector and second by Corey Miller . Motion passed and meeting adjourned 1:52 pm.

Submitted by:

Barbara Roberts, Secretary

MANAGER'S REPORT

TO: Board of Directors, Indian Hammock Hunt & Riding Club, Inc
FROM: Sandra Hack, Manager
SUBJECT: Monthly Report June – July 15, 2015

Lodge:

The Lodge served 327 lunches, and 82 dinners this past month. The equipment has been changed as voted on as the last board meeting. For a total of \$5,964.83. The board approved \$5,813.00. The equipment requested for the commercial refrigerator was no longer available from a warehouse that we were quoted. The difference in last is shipping. Equipment came from Kentucky. I had sold both used units for \$600.00 and the buyer has backed out due to age. I have contacted a used appliance company in Okeechobee they are not interested. I have also contacted an auction company. I ask the board for clear direction of disposal.

Land and Building Maintenance:

Lighting struck the Palm trees at the entrance to the lodge. We have lost one tree and another is in question.

Lighting also took out power at the pump located at the horse hospital. The pump was repaired on 6/6/2015.

Pool:

The water has been connected from the Lawn Bowling to the pool. The testing is perfect.

Pool furniture: I have a company that has off lease lounge chairs for \$110.00 each. Commercial grade with matching chairs and tables.

Pool Floats: Have been crushed, and new floats have been ordered \$30.38.

Cottage:

Please provide clear direction as to the re-building of the porch on the cottage. 1.) Match the bunk house 2.) Enclose.

Communications

At the end of June, Carol Devine committed to updating our website, ihammock.net. During that time, she found that it had not been updated in months. Carol was also able to save the Hammock money for web services while maintaining security. Carol has also spent many hours (nearly 40 hours per week) updating our members information and placing the entire membership directory on the website. Please remember that the board voted not to print our membership book this year, but to have

an electronic version. Carol is currently working on making it possible for you to print your own copy of the directory. Once we have received all of your updates and they are recorded, you will be notified that the print option is available. Additionally, Carol sends information out to members at a drop of a hat when dogs are lost, time sensitive information needs to be conveyed, and more. Thank you Carol for all of your hard work.

- Throughout my inspection of the Hammock buildings I noticed the Cottage around the chimney has rotten boarders. On our asset replacement sheet the roof has \$2,800.00 allocated for 2015. It is unclear what this amount would have been for. This needs to be repaired or replaced soon.
- Hunt Shack pump house electric has been completed. The Board approved this repair in the amount of \$697.00 and has been completed for \$475.00. Smalls electric was able to add a hook up for a washer and a dryer. Beverly Rose donated the washer and dryer. I personally have done 116 loads of laundry for The Hammock since January for the lodge and rental units. Thank you Beverly.
- I have been in the process of renewing our preserve license for hunting. The need for some added posted signs arise and we will need to have about 100 signs made. Tom Kokenge has been a big help assisting me with pricing, and will present information to the members and board.
- I have had meetings with many companies throughout the month gathering information, on our culverts for replacement and lining.
- I have started to develop a five year plan for controlled burns for presentation to the members to include information on how we may control some of our invasive vegetation.
- Met with Okeechobee fire department
- Help prepare information for our budget process. During this process noted many items that are not on our asset reserves, and referred companies for an asset study to be done. The last study was completed by phone in 1996.
- Extensive work to convert to quick books. I want to thank you for your patience during this process.
- Installed our new computer in the office and now have the ability to work with to screens. I need to complete this now in the manager's office. We are working with two borrowed screens. Should any members have monitors not in use please advise.
- Eight hundred dollars was raised at the last board meeting for a big screen TV for the lodge. We are still hoping for more donations so that we may place a 70" TV.
- I have worked with Barb Roberts for two months gathering information on our committee funds. Made recommendations for finance to separate committee funds from Seacoast and to keep our insurance funds separate.
- Mowing discussion and direction to take as Charlies Lawn service contract has expired.

- The Dump has become an issue of misuse. Upon leaving the office many times very late 10pm at night I have seen trucks pulling out of this area. As you are aware from my mass e-mails this has become a financial burden on The Hammock to clean up. I took out a 20yd and 30yd dumpster, followed by another 20 yd dumpster just to catch up. As my e-mail stated we had this area cleaned by volunteers just before the weekend of the 4th. I need clear direction and action to take as of now we have spent more than 4,500 in addition to our regular waste fees of 1427.91. Had a conversation with Corey that we should separate this fee so we may track it. Or I can so a spread sheet.
- Three lots remain in foreclosure.

Lot 143 to be sold on Aug. 12th. Past due assessments of 9,219.07.

Lot 221 assessments 4411.32,

Lot 16 making payments.

Lot 217 has a lien.

Lot 103 was under contract, that I was noticed on Sat. July 11, 2015 as terminated. Assessments are 2,747.52. A new contract is forthcoming. If I do not see this by July 18, I ask for clear direction to file a lien.

- NEW LAW HB 791: Took effect July 1, 2015 Electronic voting (Condo, coop, & HOA). The bill provides that associations may conduct elections and other membership votes by utilizing an electronic (interned-based) method. This bill also specifies the requirements necessary to establish an electronic voting method, including board resolution. I ask The Board to read about this as well as the community. So we may make a decision for the next election. The language is similar currently found in Section 607.0722(10). It does require an owner to actually scan or fax his or her actual proxy. This new law will make it easier and more cost effective.
- NOTE: this does not allow for directors to cast votes via –e-mail.

Submitted by:

Sandra Hack, Manager

COMMITTEE REPORTS

Architectural Review Committee

The deadline for August applications is August 7th, and the ARC meeting will be July 10th at 4:30pm at the office.

Communications Committee

The Communication Committee has been busy keeping all forms of community communications up-to-date.

TOM TOM NEWSLETTER

The July 14 Tom Tom newsletter revealed the names of the 20 photographers who participated and virtual ribbons were awarded to the 3 photos with the highest vote count. First place went to **Laney Cheshire** for “Gator Gallivant”, second place to **Mike Rule** for “King of the Forest”, and third place to **Carla Sapp** for “Barred Owl”. Additionally, the top 10 vote-getting photos overall will be featured for the year on the website homepage slide show. (Our website program only allows a maximum of 10 photos). Thanks to everyone for making this contest a great success.

HAMMOCK HERALD

The Hammock Herald events calendar will return starting with the August issue. Thank you for your patience as we transitioned to a new program.

WEBSITE and MEMBERS DIRECTORY

The events calendar is also available on our website, ihammock.net. If you click on the event, you will be taken to a screen listing the time and location of the event and any other information as needed.

As of July, the website has been updated and redesigned. At the request of the board of directors at the June meeting, the membership directory is also now available with the information password protected. If you do not have the login and password, please contact the office to obtain it. Once you login to one of the secure pages, you will have access to all of the password-protected pages.

We will be making changes and updates to the directory as soon as the “Indian Hammock Directory” forms have been received. Each member was sent a form with the July billing statement. You can also review your information on the website to check for accuracy and email changes to ihammocktomtom@gmail.com.

Carol Devine
Chairman

Pool Committee

The Pool Committee and the Quilting Group raffled off the first of two patriotic lap quilts at brunch Sunday, July 5th at the Lodge. The winner was **Marion Aiello**. A total of \$440.00 was made from the sale of this quilt. The money raised from the sale of these two quilts will be donated to IH to be only used towards pool improvements.

Tickets for the second patriotic quilt are now being sold. Tickets are \$5.00 dollars each or 5 tickets for \$20.00 dollars.

Next fall, we will begin selling tickets for our king-size quilt - "Birds of Indian Hammock" the drawing for this Quilt will be at the annual members meeting. The money from this quilt is used only to pay the electric bill for the pool heaters.

The new water line has been run to the pool and the water is sparkling. With all this heat be sure to take advantage of our wonderful pool. Do NOT forget your SUN SCREEN.

For tickets call me at 863-824-0742 or email me at gmml@embarqmail.com. Thanks from all of us for all of your continuing support.

Gail MacLain
Chairman

Skeet & Trap Committee

The new 5-stand pavilion has taken shape, and is coming along nicely. The roof was put on recently, and the whole thing looks amazing. The committee members and other volunteers have put in a lot of effort, and one look at the site will confirm how big a deal this really is. If you get a chance, cruise by and check it out. It is by far the largest structure in the complex and easy to spot.

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 open every Sunday at 9:00am to noon, though it is quite possible they will be open a bit earlier to take advantage of a cool morning.

The cost of a round of 25 targets of skeet or trap is \$6.00. Be sure to take advantage of the excellent facilities and the lowest price for a round of targets anywhere. 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

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

SERVICES

Sewing, Alterations & Embroidery!!

Do you need a button sewed on, pants hemmed or embroidery on that special gift? No job too small. Call Barbara Roberts, [863-447-3492](tel:863-447-3492).

Ammo Reloading

I can reload most pistol calibers for about half the cost of factory ammo. Save your brass and call Jerry at 863-357-3220 or 863-447-1733.

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](tel:954-270-8015).

HANGARS

For Lease

Hangar E available for lease. Contact David Bass @ 954-604-9382

For Lease

Open End Aircraft Hangar for Lease. Call the office if interested.

MERCHANDISE

For Sale

Boat, motor and trailer. 14' aluminum Vee-Hull, 25hp 4 stroke Johnson, electric start, extremely few hours. Used only a few times. Never in salt water, fuel tank, cover, new battery, trolling motor. \$4,250.00.

Kevin Doty, Lot 203, 772-633-7575.

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](tel: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](tel:561-662-0367).

For Sale

Beautiful 14-2 Quarter Horse Mare, 10 yrs. Old. Has won many hunter/jumper shows as large pony. Also great trail horse. Kid safe. No vices. \$3,500 firm. Contact Jim Fraser 954-658-0108

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

Three English saddles. Two Stubben and one unknown. Also bridles and bits. Contact Jerry 863-357-3220 or 863-447-1733.

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 Heather Laughlin at 561-596-0242

For Sale

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](tel:5616447091).

Lots 38 & 39 – REDUCED!! 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! \$80,000. Will sell separately. Seller Financing Available. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

Lot 42 - 2.97 acres with 3 bedrm, 2 bath home built in 2007. Features spacious master suite, huge master bath with soaking tub & shower, nice split floor plan, 9 ft ceilings & 8 ft. door upgrade throughout, tray ceilings in Master and Living rm, oversized kitchen with beautiful cabinets, large laundry room and more. This home is in like new condition and ready to move in today! \$180,000. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

Lot 105 - New construction! Brand new, contemporary 3 bedroom, 2 bath home with huge great room, vaulted ceilings, granite in kitchens & baths, custom cabinetry, split floor plan, spacious master suite & serene views of the forest. \$229,000. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

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](tel:7727085592)

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 167 - 2.99 acres some oaks - partially cleared- near horse facilities and office but secluded on low traffic road- common land across street – REDUCED to \$27,000 - attractive owner financing -call Robert Creagan at [954-812-6889](tel:9548126889)-email jesscode@bellsouth.net

Lot 169 - BIG LOT! 3.21 acres with some big beautiful oaks just reduced to \$45,000. This is your opportunity to purchase a large lot for a reasonable price! Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

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, wraparound 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! \$75,000 Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

Lot 215 - 2.65 acre lot with a variety of lush mature trees backing up to preserve. Great location close to lodge, pool and gate. Located on a quiet dead end lane. Wonderful private parcel just waiting for your dream home! \$38,500. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592)

Lot 216 - New on the market! 2.66 acres with preserve on one side. This lot is located on quiet dead end lane yet close to gate, lodge, pool, & fitness center. Come build your dream home or just camp out and enjoy all the amenities! \$50,000. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:7727085592).

Lot 246 - On Cabbage Palm Ct, 2.61 only 1.5 miles from entrance gate. GREAT for East Coast commuters, quiet, peaceful. \$87,000. 772-263-1803 or scott-marion@att.net.

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](tel:2392291135)) [229-1135](tel:2291135).

LOT 252 - Awesome views of the Hammock and magnificent sunsets from this immaculate home. 3000 sq ft 4 bedrooms. 3 and 1/2 baths large Dining room. Large walk in shower on lower level suitable for separate quarters. Two TRANE air conditioners with built in Electronic air cleaners. Garage and work area has AC. Master bath has Jacuzzi tub and bidet. Full tile bathrooms and all tile floors. Two fireplaces. European designer kitchen. Central vacuum system. Huge barn with tall doors to fit a Motor Home. Shed with

water system. Too many designer features to list. Red oak stairwell. To see interior go to www.YouTube.com Indian Hammock Airpark my screen name is 2 pilotsmom. Email mavistr19@gmail.com REDUCED TO \$299,000. Sue Reeber [863-634-0610](tel:863-634-0610).

Lot 257 - Pretty 2.5 ac. close to the gate yet very private. This lot has a great campsite with water & electric. Well has new pump. Cleared area to camp and cleared trails through property. \$43,000. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel:772-708-5592).

Lot 259 - Cleared, no utilities. Close to gate for easy access. Will sell for \$35,000 or trade for lot and small house, any condition. Motivated Seller. Will cooperate with Brokers. Susie [305-323-4038](tel:305-323-4038); spete305@comcast.net

Lot 263 - Fabulous custom 3 bdrm, 3 bath home with 2 car garage on 2.7 acres. Only the finest materials were used when constructing this home! Features include beautiful custom kitchen, two fireplaces, hardwood and Travertine flooring, high-end custom baths, media room, upstairs Florida room with fireplace, hurricane impact windows and the list just goes on! Outdoor features are multiple porches, lush landscaping, and fenced pasture. \$449,000. Call Marianne Windridge, Golden Bear Realty, [772 708-5592](tel: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](tel:772-708-5592).

IMPORTANT!!



BUDGET TOWN HALL MEETING

Please mark your calendars and plan to attend the Town Hall meetings to discuss the fiscal year 2015-2016

Indian Hammock budget and proposed monthly assessment.

Meetings are as follows:

August 8th

and

September 12th.

Both meetings will be at the lodge at 10:30am.

AUGUST CALENDAR

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