



Hammock Herald  
August 2015

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS**

**INDIAN HAMMOCK HUNT AND RIDING CLUB**

June 14, 2015

The meeting was called to order by President Marion Aiello at 9:00am. All Directors were present either in person or on conference call.

Motion to approve the minutes of the May 17, 2015 regular board meeting made by Tyra Willis and second by Bill Miller. Motion passed.

**Treasurer's Report** - Corey Miller reported that we are \$3300.00 ahead of budget. Noting this has the special assessment dollars, which is in progress in this total.

Corey Miller made a motion to consolidate the staff leasing and associated taxes into one line item of staff leasing and Barbara Roberts seconded. Motion passed

Corey Miller made a motion and Matt Rector seconded to have a fundraiser or receive donations to purchase a TV and place it in the great room at the Lodge. Motion passed.

Motion made by Corey Miller and seconded by Tyra Willis to release \$3230 from special assessment funds and return to Operating Reserve Funds for work done at Skeet & Trap. Motion passed. Motion made by Corey Miller and seconded by Tyra Willis to release \$1088 from special assessment funds and return to Operating Reserve Funds for the work done at the Gate House. Motion passed.

Motion by Corey Miller and seconded by Barbara Roberts to spend \$2115.34 from the Operating Reserve Funds to place a 2" PVC schedule 40 pipe from the well at the lawn bowling green to the pool. Motion passed.

Motion made by Corey Miller and seconded by Tyra Willis to spend \$5813 from the asset reserve fund to purchase a microwave (\$275), refrigerator (\$4715.17) and freezer (\$822.83) to replace those items in the kitchen. Motion passed.

Motion made by Corey Miller and seconded by Barbara Roberts to accept the bid from Smalls Electric for \$2472 for the feed barn. Motion passed. Motion made by Corey Miller and seconded by Barbara Roberts too accept the bid from Smalls Electric for \$3122 for the cottage. Motion passed. Note both bids are within the approved cost of the work to be done on the special assessment.

Motion made by Matt Rector and seconded by Corey Miller to allow our Manager to spend up to \$500.00 to place a 2" PVC schedule 40 pipe to the Lodge when the other PVC pipe is place to the pool. Motion passed.

Motion to approve the design of the pump house by Corey Miller and seconded by Matt Rector. Motion passed with Doug Donohue opposed.

Motion made by Barbara Roberts and seconded by Corey Miller to put single pane windows at the Fitness Center when the front of the building siding is replaced. Motion passed.

Motion made by Matt Rector and seconded by Jason Bessenbacher to have stain used on the new 5 Stand building. Motion Passed.

Motion made by Corey Miller and seconded by Doug Donohue to have an electronic directory and put it on the secured part of Indian Hammock Web Site. Motion passed.

### **Architectural Review Committee**

Motion made by Barbara Roberts and seconded by Corey Miller to approve the pole barn for Lot 22. Motion made by Corey Miller and seconded by Matt Rector to call the question. Motion passed. The motion to approve was taken and motion passed with Carla Sapp, Bill Miller, Doug Donohue, Harold Piskura and Jason Bessenbacher opposed.

Motion made by Barbara Roberts and seconded by Bill Miller to approve the removal of barn 12X36 and replace with a barn 24X58 same colors and roofing for Lot 186. Motion passed with Harold Piskura opposed.

Lot 149 new house, 3 stall barn and fencing . Motion made by Tyra Willis and seconded by Doug Donohue to table until next month for additional information. Motion passed.

Motion made by Doug Donohue and seconded by Carla Sapp to approve the new hunt areas. After much discussion motion to table by Bill Miller and seconded by Corey Miller until notification to the membership and future studies of the areas. Motion passed with Jason Bessenbacher, Matt Rector, Carla Sapp and Doug Donohue opposed.

Motion made by Doug Donohue and seconded by Tyra Willis to remove from the agenda the item of not having a Board meeting in July. Motion passed.

### **Membership Report**

William Niemann of Lighthouse Point, FL is purchasing Lot 87. He is in Real Estate Development Property Management and Real Estate Sales for Campbell Property Management

and he is interesting in hunting, fishing, archer and horseback riding. Evan Bradley of Lighthouse Point, FL is purchasing Lot 87. He is the CFO of Campbell Property Management and is interested in hunting, skeet and trap, 5 stand, rifle and pistol shooting.

John Tight is purchasing Lot 86. He is CEO of Campbell Property Management and is interested in hunting, and shooting. Paul Mack of Boca Raton, FL is purchasing Lot 86. He is CEO of Mack, Mack, & Waltz and is interesting in hunting, skeet and trap and archery.

Darlene Mayers of Okeechobee, FL is purchasing Lot 103. She is a licensed marriage and family therapist and is interested in walking, bicycling, horseback riding, swimming, skeet and trap and fitness center.

Barbara Roberts moved to wave the right of first refusal and approve these new members. Tyra Willis seconded. Motion Passed

Donald Highland Lot 249 is selling his property to George Abraham.

Barbara Roberts moved to approve summarily, Matt Rector seconded. Motion Passed.

Motion to adjourn by Corey Miller and second by Matt Rector. Motion passed and meeting adjourned 12:13 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 May – June 14, 2015

**Lodge:** A draftsman has prepared a draft for the lodge pump house roofing re-design for board approval.

**Meals:** This past month the lodge served 218 lunches, 82 dinners, 25 desserts, and 7 kids.

### **Land & Building Maintenance:**

The Hammock was reimbursed for damages to the front gate in the amount of \$

1,078. This covered our labor and equipment for repairs.

\$711.50 was collected in burn pile fees for the cleaning of 2 lots.

(31) 6x16' 5 quarter boards were purchased for \$12 a board for a savings of \$5.50 a board. To be used for stable repairs.

Grazon Next HL: Has been effective for stinging nettle in the horse pastures. It is also good for broad leaf weeds.

**Roads:** Re-surface completed from the gate to the flag pole.

**Pool:** Further testing of the lawn bowling water shows good results for PH hardness and phosphates. The cost to trench from the Lawn Bowling over to the pool and place a 2" schedule 40 PVC line is \$2115.34 . I recommend that if this water is tied to the pool to use it for the summer and monitor for phosphates and chemical use. Due to the extreme readings of phosphates we are using twice the chlorine to try and control the black algae. After monitoring of a minimum of two months consider refurbishing the pool.

**Special assessment project updates:**

**Skeet & Trap:** The budget for this project is \$3,230, we have already spent \$3,214.11 on materials, with \$15.89 remaining in the budget. And a total of 258.5 man hours worked.

**Birds Nest:**

**Bench:** The budget for this project is \$175.00, with \$31.93 already spent on materials, leaving \$143.09 remaining for this project. Still need to choose a color for Deck Over material.

**Soffet/Facia:** The budget for this project is \$490.00, material cost so far totaling \$264.95, with \$225.05 remaining for this project.

**Pavilion:**

**Gable Ends:** This project has not been started yet. The budget for this project is \$125.00.

Ken Dugmore came up with the idea that if someone calls you to assist with a project to call someone else. 24 hours later, we had a dozen volunteers come together to help spruce up the Hammock, and to keep the guys on the special assessment assignments.

### **Cattle Lease:**

Awarded to Randy & Suzanne Spillers, lot #81. Annual lease in the amount of \$ 26,100. \$6,525 deposited into Bank United.

### **Foreclosures and Bad Debt:**

- Lot 16 –\$1,000 payment made 5/12/15
- Lot 221 – In foreclosure
- Lot 143 – Summary judgment scheduled for 6/29/15
- Lot 217 – 4/7 lien filed
- Lot 99 - Bank payments being made by Wells Fargo
- Lot 7 – Statement sent for payments to Wells Fargo

### **Administrative & Miscellaneous**

Extensive work with our Peachtree accounting program. QuickBooks has been purchased. Recommendations to for new computers. Recommend to wait until June 29 as Windows 10 operating system will be included, or a free upgrade will be provided if we purchase now.

My goal is to have quick books up and running before July's statements are due. May 23, 2015 Quickbooks was purchased. May 28th Payroll was done in Quickbooks and by June 10, 2015 completed our first vendor invoice and customer statement.

Thank you for your patience during this transition.

Color copies \$131.18, down from \$541.00 from December and January.

- Prepared Investment Account Summary for the month of April and provided copies to the Finance Committee.
- Completed monthly financial reports, reviewed and forwarded copies to the Finance Committee and attended the monthly meeting.
- Began review of our annual budget
- Worked with the Skeet & Trap Enhancement project. Pulling permits, meetings with inspectors, delivery of material and tracking income and expenses.
- Layout, edit, print and distribute the Hammock Herald.
- Prepared Agenda and Board member information packages for the Board meeting.
- Prepared Manager's monthly report for the Board of Directors meeting.

Respectfully submitted,  
Sandra Hack, Manager

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## **COMMITTEE REPORTS**

### **Architectural Review Committee**

The deadline for July applications is July 3rd, and the ARC meeting will be July 6<sup>th</sup> at 3:00 pm at the office.

### **Communications Committee**

Thank you to the 20 photographers who submitted a total of 40 wonderful and unique photographs for the Second Annual Wildlife Photography Competition.

The June 16<sup>th</sup> edition of the Tom Tom will display the photos and begins the voting period. Votes are accepted through June 30<sup>th</sup>.

Please show the participants your appreciation by voting for your favorites. Remember, each lot can submit THREE votes this year. Full details of the voting process can be found on page 17 of the June 16<sup>th</sup> Tom Tom.

Carol Devine,  
Chairman

### **Hunt Committee**

The next committee meeting of the Indian Hammock hunters will take place on Saturday June 27<sup>th</sup> at 9am in the Birds Nest.

### **Lawn Bowling & Other Activities Committee**

The Lawn Bowling Committee looks forward to arranging some fabulous fun and games once the weather turns cooler. Please watch for announcements in the Hammock Harold and come join the fun.

If you have any new ideas in the fun and games department that you'd like to see included in our events, we'd love to hear from you. ([nancylynn.kidwell@pinecrest.edu](mailto:nancylynn.kidwell@pinecrest.edu))

### **Pool Committee**

The quilters have been very busy this year and just completed 2 patriotic-style lap

quilts. The first quilt will be raffled on the Fourth of July. The second will be ready to raffle on Labor Day weekend. Raffle tickets are \$5.00 each or five for \$20.00.

All proceeds from these 2 raffles will be given directly to Indian Hammock to assist with pool improvements.

Still in production is the annual quilt, this year titled "The Birds of Indian Hammock". The raffle for this quilt will be held at the annual members meeting. As always, proceeds from this quilt will fund the electric bill for the pool heaters.

To purchase raffle tickets or ask questions, please contact Gail MacLain at 863-824-0742.

### **Skeet & Trap Committee**

The George Arata Shotgun Sports Complex has sprouted a new 5-stand pavilion on the West Side. Although not totally complete at this writing, the roof seemed to be about the only thing the building really needs. I was astonished at the speed with which it was erected, and how much we came together to get it done. I would like to give particular thanks to Paul Houlihan, without who's help we would have been lost on the first big weekend of construction. He mentioned it was years since he's framed rafters with a crew, but I'm guessing he never ever had a crew with more left hands. The construction crew consisted of members such as Bill Black, David Bass, Ron Shoffet, Mike Hogan, The Kendall Family & Friends, Bob Morrison and Greg Young. Ron generously donated his crew to us to put in the purlins, thankfully, as I'd had enough climbing up on top of the joists to screw in the 12" timber locks. There were others that helped of course, even if I can't remember their names at this moment, but I'd like to thank them all.

The two "bosses" of the project were Bret Davis and Keith Kidwell. We all got to enjoy calling out cut sizes down to the 1/32 of an inch to Bret, our Job Foreman and structural guru who was working the saw, but he was not nearly as amused about it as we were. He did give back as good as he got though, making it an enjoyable banter. Keith Kidwell was the Project Manager, and we pestered him with every cosmetic decision big and small. Thankfully, we had him out numbered, if not outsized, and scrambling up a ladder generally seem to keep you from being beamed with a hammer. He did an amazing job putting up with our foolishness, so-much-so we even listened to him sometimes.

If you get a chance cruise on over and check out the new five stand pavilion. Hopefully,



Carol can publish some of the pictures, though they might be in the Tom Tom rather than the Herald. The skeet fields are opened every Sunday from 9am to about noon. Everybody is welcome to come on out and shoot. I look forward to seeing you out there!

Matt Rector

Co-Chair

## **BUDGET TOWN HALL MEETINGS!**

The town hall meetings for the 2016 budget have been scheduled. The meeting will be held at the lodge at 10:30am on August 8th and September 12th. Please plan to attend one or both of these meetings.

## **LODGE CLOSED JULY 11 AND 12**

The Indian Hammock Lodge will be closed for all food service on July 11 and 12 for the installation of new appliances. If anyone is interested in organizing a potluck dinner for July 11th, please contact the office at 863-763-9401.

## **THIS MONTH'S STATEMENT**

Due to transitioning to a new accounting program, the office will mail all statement for this month. If you have and questions about your statement, please contact the office at 862-763-9401.

**\*\*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**

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**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 -\$35,000 - attractive owner financing -call Robert at [954-812-6889](tel:9548126889)-email [jesscode@bellsouth.net](mailto: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](mailto: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:229-1135).

**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](http://www.YouTube.com) Indian Hammock Airpark my screen name is 2 pilotsmom. Email [mavistr19@gmail.com](mailto:mavistr19@gmail.com) REDUCED TO \$299,000. Sue Reeber [863-634-0610](tel:8636340610).

**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:7727085592).

**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:3053234038); [spete305@comcast.net](mailto: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:7727085592).

**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:7727085592).



# Holiday weekend Sunday brunch

Back by popular demand....

## Holiday brunch at the Indian Hammock Lodge!

Sunday, July 5th from 9am to 12 noon

Fresh fruit cup  
French toast casserole  
Scrambled eggs  
Hash browns  
Bacon  
Sausage  
Choice of milk, juice or coffee

Adults  
\$9.95

Children  
\$5.95  
(10 and under)

Reservations preferred. Please call or email the office  
by July 2nd