SHOAL RIVER HOMEOWNERS' ASSOCIATION
BI-MONTHLY MEETING MINUTES
May 3, 2010
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The bi-monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Cal Lord, President, May 3, 2010 at 6:34 PM at Live Oak Baptist Church.

2. Board of Directors present:	Ben George	Richard Gaydos
	Cal Lord	David Songer
3. Board of Directors absent:	Aaron Blum	
4. Homeowners present:	Herb Allen	Ruth Labhart
	Ed Parr	

SECRETARY'S REPORT: Ruth Labhart stated the minutes for the March 1, 2010 bi-monthly meeting had been reviewed and approved by all Board Members on line. They will be posted to the web site.

TREASURER'S REPORT: Cal Lord presented the following reports:

1. 2010 Account Balance First National and Vanguard:

First National Bank		
Beginning Balance		$55,494.26
Deposits	$600.00	
Check/Debits	1,056.45	
Interest Earned	19.08	
Ending Balance		$55,056.89
Vanguard Money Market Fund		
Balance 1/01/2010		$96,494.63
Interest Earned	$5.37	
Balance 3/31/2010		$96,500.00

2. A review of the expenditures since our last meeting showed the expenses through March 31 were a payment of $872.03 to Gulf Power and Lawyer's fees for $90.54.

3. Cal stated there are 17 homeowner's who have not paid their assessments to date. We did receive payment from one homeowner who owed assessments for the last three years. Letter's will be prepared notifying 11 of the homeowner's that we will be filing liens on their homes if the assessments are not paid. Currently we have six liens on the following homes: LE47, LE53, RN75, TE91, TE119 and TE135.

4. Carolyn Stewart will take over the Treasurer's position once the finance books have been audited.

COMMITTEE REPORTS:

1. Architectural Review: Richard Gaydos reported there was one request for an above the ground pool at 7LE. This request was reviewed and approved by the Architectural Review Committee.

2. Compliance/Complaint: There were no complaints received.

3. Curbs, Roads, Landscaping, Grounds, Lights:

a. Ben George reported he had been in contact with the Pinnacle Point Homeowners' Association because they own the lot on the corner of Timberline and Shoal River Drive. The County identified two springs on that lot, one that is 20 feet on the property and the other along Shoal River Drive. The spring that is causing the problem is on the property and is 20 feet beyond the easement. The County is going to tie into both underground springs and then dredge along the road to pipe the water to the drain.

b. David Songer reported after all the bids were received and reviewed for mowing, they decided to go with Terry's Landscaping. The grass has been cut one time.

c. Ben George reported he had turned in the requests to Gulf Power for two lights that were out. One street light was fixed and the other is still out so he will report this to Gulf Power again.

d. Cal Lord reported he still has not heard if the Popcorn tree growing off Timberline Drive had been removed. He will check the status on this.

e. It was reported the sink hole in the asphalt at the end of Palmetto Court in front of lot 26SLE was patched; however, not very good.

4. Nominating: Richard Gaydos asked for suggestions on how to solicit homeowner's to run for the Board next year. It was decided to put this on the web site.

5. Social/Welcoming: Ruth Labhart & Tammie Songer reported there is one new homeowner, John and Kathryn Allen, 4681 Lovegrass Lane, Lot 25SLE.

6. Web Site: No report

OLD BUSINESS: See Committee reports.

NEW BUSINESS:

1. Cal reported he went to the Northwest Florida Water Management District and asked them to check out the lakes and dams. They came out and checked all six lakes and dams. They are writing up a report of their findings and will send the original to the owner, API, copy furnished to us. They will send up to three notices and if nothing is done to repair their findings, they will turn this over to the legal department for further action. Cal will be following up on this.

2. Richard Gaydos stated he would put up "no fishing" signs again, as it was noted there have been several people fishing in the lakes.

3. Richard Gaydos requested to put up a sign at the entrance alerting homeowners' of our web site. He was asked to come up with some examples of how he would like it worded and a decision will be made at that time.

4. Following are the remaining scheduled Board Meetings for 2010:

July 12, 2010 – Bi-monthly meeting
September 13, 2010 – Bi-monthly meeting
November 9, 2010 – Annual Meeting

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting 7:16 p.m. The next bi-monthly meeting will be at Live Oak Baptist Church, Building D, Room D-1, Monday, July 12, 2010 at 6:30 p.m.

Ruth Labhart,
Secretary – Non Voting Member