SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
May 6, 2013
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 Ian Weaver, President, May 6, 2013 at 6:30 PM in the Florida Room at the Holiday Inn, Crestview, Florida.

2. The following board members were present:

Ian Weaver, President
Gary Pangle, Vice President
Ruth Labhart, Secretary (without vote)
Ken Honaker, Director

3. The following board members were absent:

Tammie Songer, Director
Ian Weaver reported that Carolyn Stewart, Treasurer, had resigned from the board.

4. There were 24 homeowners present.

SECRETARY'S REPORT: Ruth Labhart reviewed the minutes of the March 4, 2013 Bi-monthly Meeting. Ian Weaver referenced the January minutes where Tammie Songer was appointed as Director of the Legal Committee. Ian stated that a review of the history and past records of the association there has never been an official position and there is no need for a Legal Committee. Therefore, he recommended this position be deleted. A motion was made, seconded, and passed to delete the position. After discussion, the minutes were accepted as written with the aforementioned correction.

TREASURER'S REPORT:

1. The following Treasurer's report was given by Ian Weaver.

a. Balance in First National Bank Checking Account as of May 1, 2013 is $32,960.99

b. Outstanding assessments as of May 1, 2013 are $7,751.31

c. If anyone is interested in the Treasurer's position or if any homeowner knows of someone who would be interested, please contact one of the board members. This will also be posted to the Web site.

COMMITTEE REPORTS:

1. **Architectural Review**: Gary Pangle reported the following:

a. The committee will review a resident's request for a 6 foot fence on the golf course vs. keeping fences on the golf course at 4 feet.

b. A new driveway at lot 54LE was approved.

2. **Compliance/Complaint**: Ian Weaver visited all of the following residents regarding infractions and reported:

a. The residents at 91TE did some trimming in their yard
b. The residents at 135TE removed a personal sign in their yard
c. The residents at 88TE have removed the boat trailer
d. The resident at 4SLE had a business vehicle in the yard
e. The resident at 5SLE has had multiple visits regarding the basketball stand
f. The resident at 22SLE has removed the trailer
g. The resident at 60LE has mowed their lawn
h. We will call the bank to clean up the yard at 11SLE
h. Ian reported we will continue to monitor homeowner's to keep their lawns maintained, rubbish cleaned up and garbage cans out of view.
i. Ian requested the Covenants/Bylaws Review Committee review certain points as they relate to commercial vehicles parked in yards, keeping lawns maintained, rubbish in yards, etc.

3. **Curbs, Roads, Landscaping:** Ian Weaver reported:

a. Bids were solicited for the landscaping contract and two individuals responded. One submitted a bid for $1,230 and one for $950. Ian stated he selected the bid for $950 and we will have two cuts per month. After reviewing the contracts, a motion was made seconded and passed to keep the contract Ian selected.

b. A natural spring on Timberline Drive caused several potholes which were fixed by the County.

4. **Nominating**: Gary Pangle stated if anyone was interested in the Finance position to contact him.

5. **Web Site**: Ian Weaver stated:

a. There is a link on our Web site for the Okaloosa Property Appraiser.
b. Everyone was encouraged to visit our Web site and sign up for E-mail
c. The Covenants/Bylaws and meeting minutes can be found on the Web site

OLD BUSINESS:

1. Ken Honaker stated if anyone was interested in helping the Covenants/Bylaws Review Committee with the rewrite of the Covenants/Bylaws, which is due to be voted on in November 2014, to contact him or any one of the Board Members.

2. See Committee reports.

NEW BUSINESS:

1. Ian Weaver presented a slide show, reviewing the following:

a. Referenced the Bylaws and explained in detail how they support the Board to increase the assessments for 2013.
b. Assessments are due January 30 plus 30 days equals March 2
c. Status of lakes and dams
d. Beautification of our neighborhood
e. Newsletter which will be sent out within the next week
f. Florida Senate Bill 580 – Florida Statute changes for Homeowner Associations which will require us to register with the state by November 22, 2013. This is a new law and will be effective July 1, 2013.
g. As previously stated, the Board needs a Treasurer
h. Summary/Changes of what our Board is doing.

2. Meetings scheduled for 2013:

July 8, 2013
September 9, 2013
October 7, 2013 – Optional
November 12, 2013 – Annual Meeting (Tuesday)

All bi-monthly meetings are held on Mondays at 6:30 PM at Live Oak Baptist Church, Building D, Room 5.

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 8:40 PM

Ruth Labhart, Secretary
Shoal River Homeowners' Association