SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
July 8, 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, July 8, 2013 at 6:40 PM at Live Oak Baptist Church.

2. The following board members were present:

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

3. The following board member was absent:

Tammie Songer, Director

4. Visitors present:

Sandra Burden
Bill Labhart
Chris McFarland
Chris Salter
John Stockman

SECRETARY'S REPORT Minutes of the May 6, 2013 Bi-monthly Meeting were read and accepted as read.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

- Balance in First National Bank Checking Account as of July 1, 2013 is $28,292.74

- Balance in First National Bank Money Market Account as of July 1, 2013 is 3$93,137.01

- Outstanding assessments as of July 1, 2013 are $7,509.09

COMMITTEE REPORTS:

1. **Architectural Review:**

a. Lot TE112, 210 Skyline requested a swimming pool
b. A shed was approved for lot LE5, 1005 Nechako Court.
c. A fence was approved for lot TE125 , 321 Timberline.

2. **Compliance/Complaint**:

a. Several infractions were reported to the board. Homeowners were personally contacted and in most cases the violations were corrected.

b. Lot LE6, 1008 Shoal River Drive had several infractions – the committee will follow up on the violations noted.

c. The homeowner at SLE 5, 4682 Lovegrass Lane will remove the basketball goal.

3. **Curbs, Roads, Landscaping:** Ian Weaver reported the grass had been cut as of today.

4. **Nominating**: See new business.

5. **Web Site**: N/A

OLD BUSINESS:

1. See Committee reports.

NEW BUSINESS:

1. A motion was made and passed to elect Andrea Blum as a new member of the Homeowners' Association Board of Directors to fill the vacancy of Treasurer through the end of the year. Andrea was asked to check with insurance companies for quotes for insurance should the Homeowners' Association get ownership of the lakes.

2. Ian Weaver removed Tammie Songer as Chairman of the Architectural Review Committee. Gary Pangle was appointed Chairman of the committee. A motion was made, seconded and passed to add Sandy Burden and Chris Salter as members of the Architectural Review Committee.

3. Ian Weaver gave an update on the current status of litigation. Ian also stated the Florida Senate, effective July 1 had passed new rulings for Homeowners Associations. One of the changes is that all Homeowners' Associations must register by November 22, 2013.

4. Ken Honaker stated he is soliciting all homeowners for proposed changes to the Covenants and Bylaws. He would like all requests for changes by our next meeting.

2. Meetings scheduled for 2013:

September 9, 2013 Bi-monthly Board Meeting
October 7, 2013 – Optional Meeting
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 8:28 PM

Ruth Labhart, Secretary
Shoal River Homeowners' Association