# Shoal River Homeowners' Assoc.

July 8 2013

Agenda

Call to Order  Ian Weaver, President

Roll Call/Member Quorum

Minutes from March 25 (executive session)

Secretary's Report:

Treasurer's Report

Committee Reports:

- Architectural Review
- Compliance/Complaint (Ian Weaver)
- Curbs, Roads, Landscaping, Grounds, Lights

Nominating (Gary Pangle)

Web Site (Ian Weaver)

Old Business

a) Liability – golf course weeds
b) Insurance cost to own lakes/dams
c) Lakes and Dams updated
d) Florida Senate Bill 580 – FL Statute changes
e) Covenants/Bylaws update

New Business

Homeowner Questions/Feedback

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Minutes 3/25/13

602 Lynn Brook W.

Crestview Florida 32539

Present: Gary Pangle, Ken Honaker, Tammie Songer, Carolyn Stewart, Ian Weaver, Robert McGill P.A., Richard Cleverdon

Open session started at 6:45pm

I.Weaver indicated that Richard Cleverdon (SRHOA homeowner) could not stay for the closed session. Richard Cleverdon departed when the executive session was initiated.

Meeting was recessed to executive session at approx 7:00pm

Meeting was reconvened from executive at approx 8:30pm

Motion was made, seconded and passed by 5 yea to 0 nay, that the President (I.Weaver) be the sole Board member responsible for coordinating with the SRHOA attorney on all issues related to the SRHOA.

Motion was made, seconded and passed by 5 yea to 0 nay, that the President (I.Weaver) and SRHOA attorney enter into negotiations with Chanan Adara Investments (aka Gilbert Chan) to facilitate and bring to resolution lake and pond related drain maintenance per strategy discussed in executive session.

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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
i. Ian reported we will continue to monitor homeowner's to keep their lawns maintained, rubbish cleaned up and garbage cans out of view.
j. 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

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New Business

Homeowner Questions/Feedback

## SRHOA 7/1/13 FINANCIAL SUMMARY

| Expenses | | May/June | YTD | Budget 2013 |
|---|---|---|---|---|
| | Gulf Power | $ 1,651.78 | $ 4,943.92 | $ 12,000.00 |
| | Landscaping | $ 1,900.00 | $ 1,900.00 | $ 10,000.00 |
| | Lawyer | $ 3,846.79 | $ 4,691.79 | $ 12,000.00 |
| | Insurance | $ - | $ - | $ 2,000.00 |
| | Meeting Room | $ - | $ - | $ 250.00 |
| | Social | $ - | $ - | $ 50.00 |
| | Accounting and Legal | $ - | $ 575.00 | $ 665.00 |
| | Printing | $ - | $ - | $ 164.00 |
| | Postage | $ - | $ 44.00 | $ 100.00 |
| | Web Site | $ - | $ - | $ 25.00 |
| | Miscellaneous | $ - | $ 61.25 | $ 160.00 |
| | TOTAL | $ 7,398.57 | $ 12,215.96 | $ 37,414.00 |
| | Lakes and Dams | $ - | $ - | $ - |
| Income | | | | |
| | Assessments | $ 289.18 | $ 27,207.70 | |
| | Interest | $ 31.05 | $ 65.87 | |
| Balance | | | | |
| | chequing | | $ 28,292.74 | |
| | money market | | $ 93,137.01 | |
| Uncollected Assessments | | | $ 5,000.00 | |
| | within budget/normal | | | |
| | unsure | | | |
| | over budget | | | |

# Bank Statement June 30 2013

**First National Bank of Crestview**:

| | | |
|---|---|---|
| Beginning Balance 6/1/13 | | $30,942.68 |
| Deposits/Credits | 289.18 | |
| Checks/Debits | 2,943.39 | |
| Interest Earned June | 4.27 | |
| Total Income/Expenses | -2,649.94 | |
| Balance First National Bank 6/1/30 | | $28,292.74 |

**First National Bank of Crestview Money Market**:

| | | |
|---|---|---|
| Beginning Balance 6/1/13 | | $93,110.23 |
| Interest Earned June | 26.78 | |
| Total Income | 26.78 | |
| Balance First National Money Market 6/30/13 | | $93,137.01 |

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# Compliance

1) TE-97 2 cars flat tires in driveway extended duration. Talked to homeowner – cars removed

2) LE-6 air conditioner in window, trailer in driveway, lawn not cut, car broken windshield. Talked to residents. A/C removed, trailer and car moved, lawn cut

3) SLE-5 basketball net in driveway. Talked to homeowner – and removal was promised

4) TE-110 monkeys and too many dogs. Talked to homeowner. Homeowner has Florida class 3 permit for monkeys. Issue is largely 5 dogs. Need board decision/plan.

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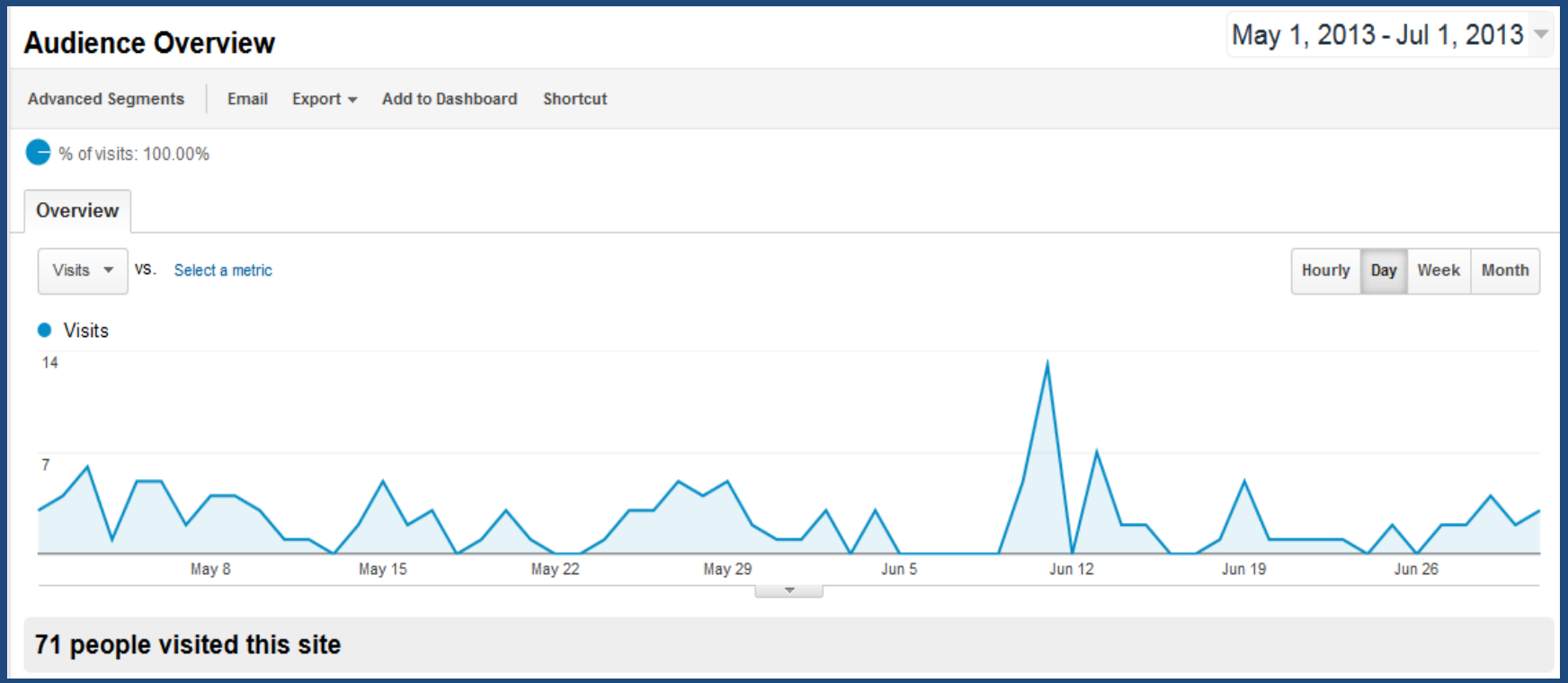
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New Business

Homeowner Questions/Feedback


Audience Overview
May 1, 2013 - Jul 1, 2013
Advanced Segments
Email
Export
Add to Dashboard
Shortcut
% of visits: 100.00%
Overview
Visits
vs.
Select a metric
Hourly
Day
Week
Month
Visits
14
7
May 8
May 15
May 22
May 29
Jun 5
Jun 12
Jun 19
Jun 26
71 people visited this site

# Shoal River Homeowners' Association

Crestview, Florida





## Group Email

The SRHA would like to invite homeowners to be part of a group email utility courtesy of Yahoo Groups. This is a broadcast only email that you cannot reply to. The email will include content relevant to the SRHA. We will announce association board meetings, decisions, issues and requests for help. This is a group email that is voluntary. You subscribe when you want, and unsubscribe when you want. The advantage of this design is that no one has to maintain a list of email addresses - it is "self-managing."

Note: If you subscribe, your email system will probably consider it as junk or spam since it is a group style email. After subscribing, please check your email junk folder and declare the sender as valid and legitimate. Thereafter, the email will show in your inbox.

To subscribe enter your email address in the Yahoo form to the right and click on the button. Yahoo Group will send you a validation email to confirm your desire to subscribe. Again, if you don't see the validation email in your email inbox, then check your junk folder.

To unsubscribe, there is an unsubscribe link within the Shoal_River_HOA email.

Problems? Contact the website chairperson.

**Subscribe to Shoal_River_HOA**

enter email address

YAHOO! Groups Join Now!

Powered by us.groups.yahoo.com

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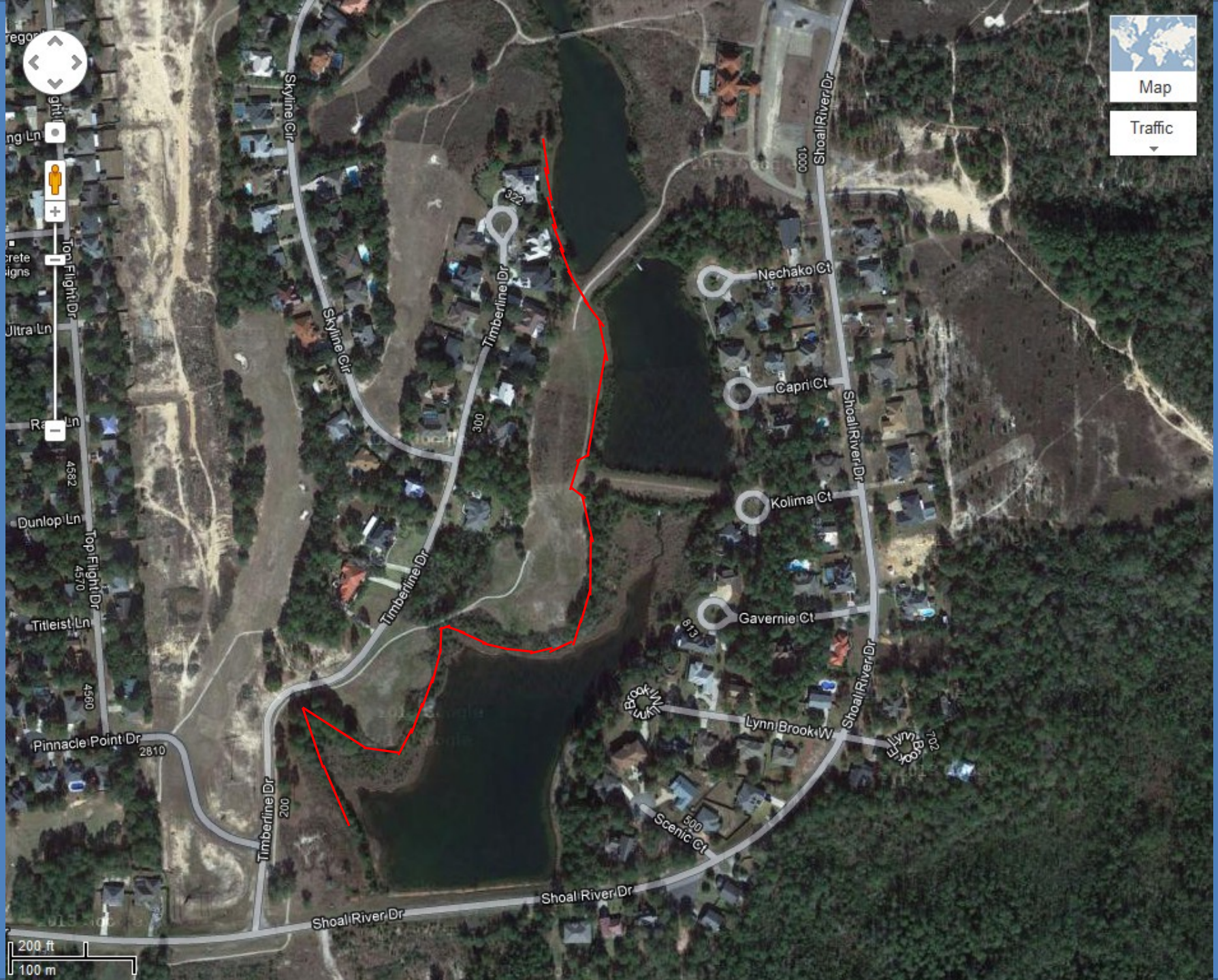
New Business

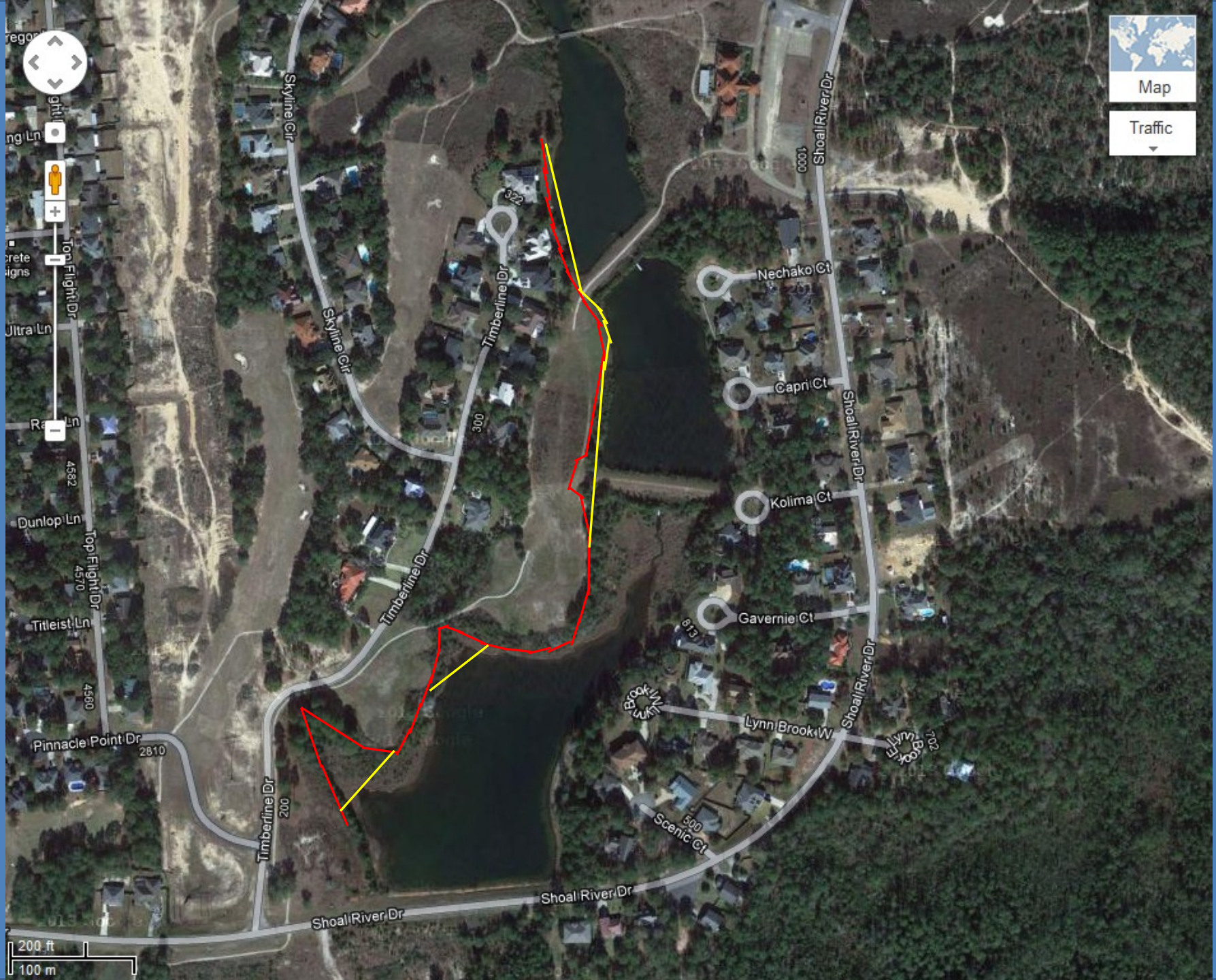
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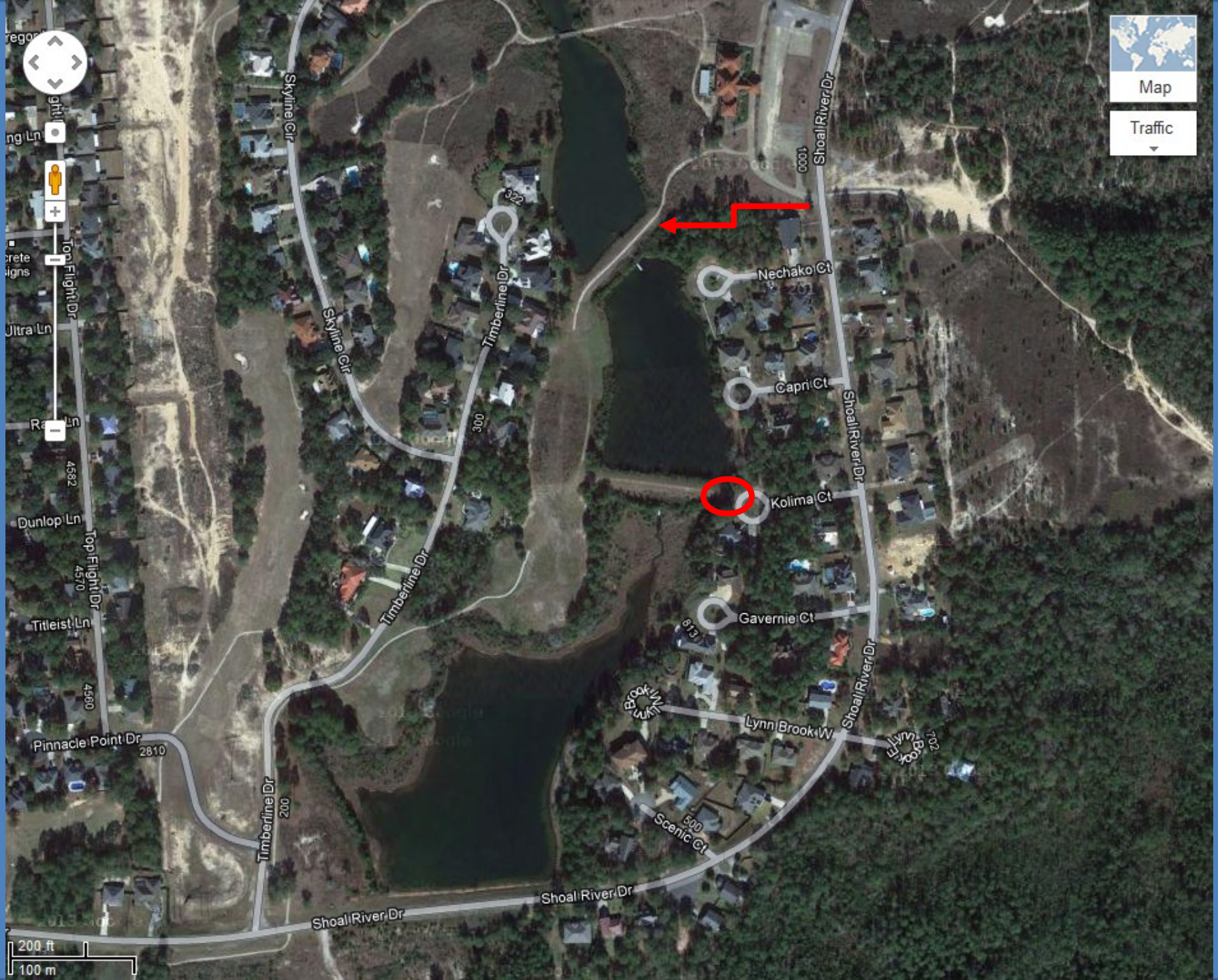
# Lakes and Dams update

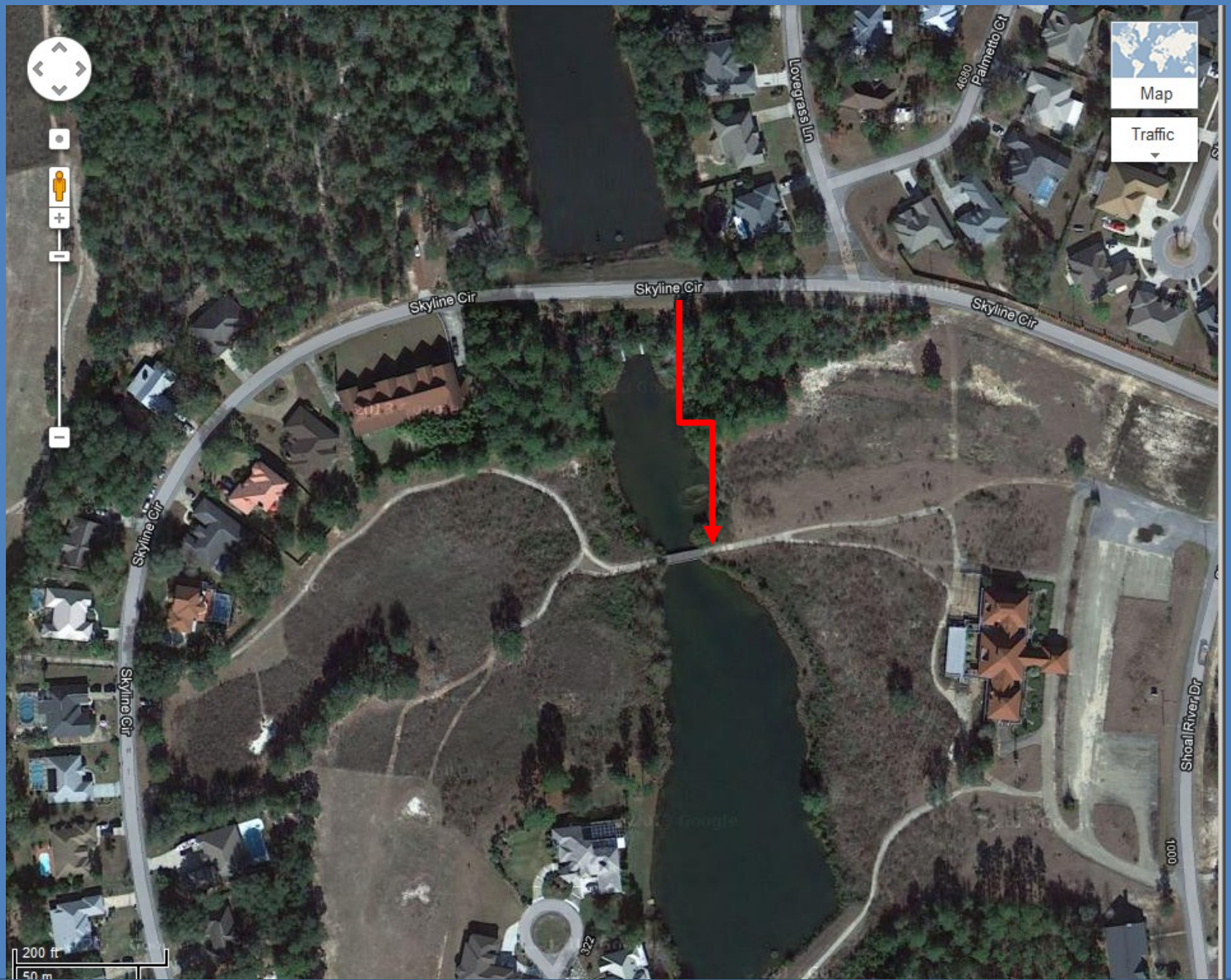
1. SRHOA actively pursuing ownership/deed to lakes and dams
2. Easement Agreement drafted and proposed to Mr Chan
3. Complete document signing
4. Engineering work/seek permits for maintenance of riser
5. Initiate maintenance by end of year??


Map
Traffic
Skyline Cir
Timberline Dr
Shoal River Dr
Nechako Ct
Capri Ct
Kolima Ct
Gavernie Ct
Lynn Brook W
Scenic Ct
Top Flight Dr
Dunlop Ln
Titleist Ln
Pinnacle Point Dr
2810
4582
4570
4560
1000
332
300
200
500
200 ft
100 m


Map
Traffic
Skyline Cir
Timberline Dr
Shoal River Dr
Nechako Ct
Capri Ct
Kolima Ct
Gavernie Ct
Lynn Brook W
Lynn Brook E
Scenic Ct
Top Flight Dr
Dunlop Ln
Titleist Ln
Pinnacle Point Dr
2810
4582
4570
4560
1000
702
500
200
300
332
813
200 ft
100 m


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Traffic
Skyline Cir
Timberline Dr
Shoal River Dr
Nechako Ct
Capri Ct
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Lynn Brook W
Lynn Brook E
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Dunlop Ln
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Pinnacle Point Dr
322
300
200
500
1000
4582
4570
4560
2810
813
200 ft
100 m


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Traffic
Skyline Cir
Timberline Dr
Shoal River Dr
Nechako Ct
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Kolima Ct
Gavernie Ct
Lynn Brook W
Scenic Ct
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Dunlop Ln
Titleist Ln
Pinnacle Point Dr
200 ft
100 m


Skyline Cir
Skyline Cir
Skyline Cir
Skyline Cir
Skyline Cir
Lovegrass Ln
Palmetto Ct
Shoal River Dr
Map
Traffic
200 ft
50 m


Map
Traffic
Lovegrass Ln
Lovegrass Ln
Lovegrass Ln
4680
Palmetto Ct
Skyline Cir
200 ft
50 m

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# Florida Senate Bill 580 - passed

1. HOA must register with State by Nov 22/13

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# Homeowner Questions/Feedback

# Backup

# ARTICLE V. COVENANT FOR MAINTENANCE ASSESSMENT

**Section 4. ~~Maximum~~ Annual Assessment.** ~~The annual assessment may be increased each year, by the Board of Directors of the Association, not more than fifteen percent (15%) above the assessment for the previous year without a vote of the membership.~~

The annual assessment may be increased each year above fifteen Percent (15%) by the Board of Directors in accordance with Article XI of the Bylaws of the Association.

Section 5. Maximum Annual Assessment. For a period of two (2) years from the date of conveyance of the first Residential Dwelling Unit or Building Plot by Developer to a class A member, the maximum annual assessment for Class "A" Members shall be Three Hundred Twenty ($ 320 ).

(a) From and after the aforesaid two (2) year period, the maximum annual assessment may be increased each year, by the Board of Directors of the Association, not more than fifteen percent (15%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after the aforesaid two (2) year period, the maximum annual assessment may be increased each year above fifteen percent (15%) by the Board of Directors in accordance with Article XI of the Bylaws of the Association.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Original 1986 Covenant

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Section 5. Maximum Annual Assessment. For a period of two (2) years from the date of conveyance of the first Residential Dwelling Unit or Building Plot by Developer to a class A member, the maximum annual assessment for Class "A" Members shall be Three Hundred Twenty ($ 320 ).

(a) From and after the aforesaid two (2) year period, the maximum annual assessment may be increased each year, by the Board of Directors of the Association, not more than fifteen percent (15%) above the maximum assessment for the previous year without a vote of the membership.

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(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Original 1986 Covenant

ARTICLE XI
FISCAL MANAGEMENT

4. Exclusions. In determining whether assessment exceed 15% of similar assessment in the prior budget year, there shall be excluded from the computation any amounts for reasonable reserves made by the Board in connection with repair and replacement of Association property, or in connection with anticipated expenses by the Association which are not anticipated to be incurred on a regular or annual basis; and there shall be excluded from such computation, assessments for betterments to the Association property. ~~Provided, however, that the Board shall~~





~~not impose an assessment for a budget year greater than 15% or the prior budget years assessment without approval of a majority of the whole number of voles of all Members.~~

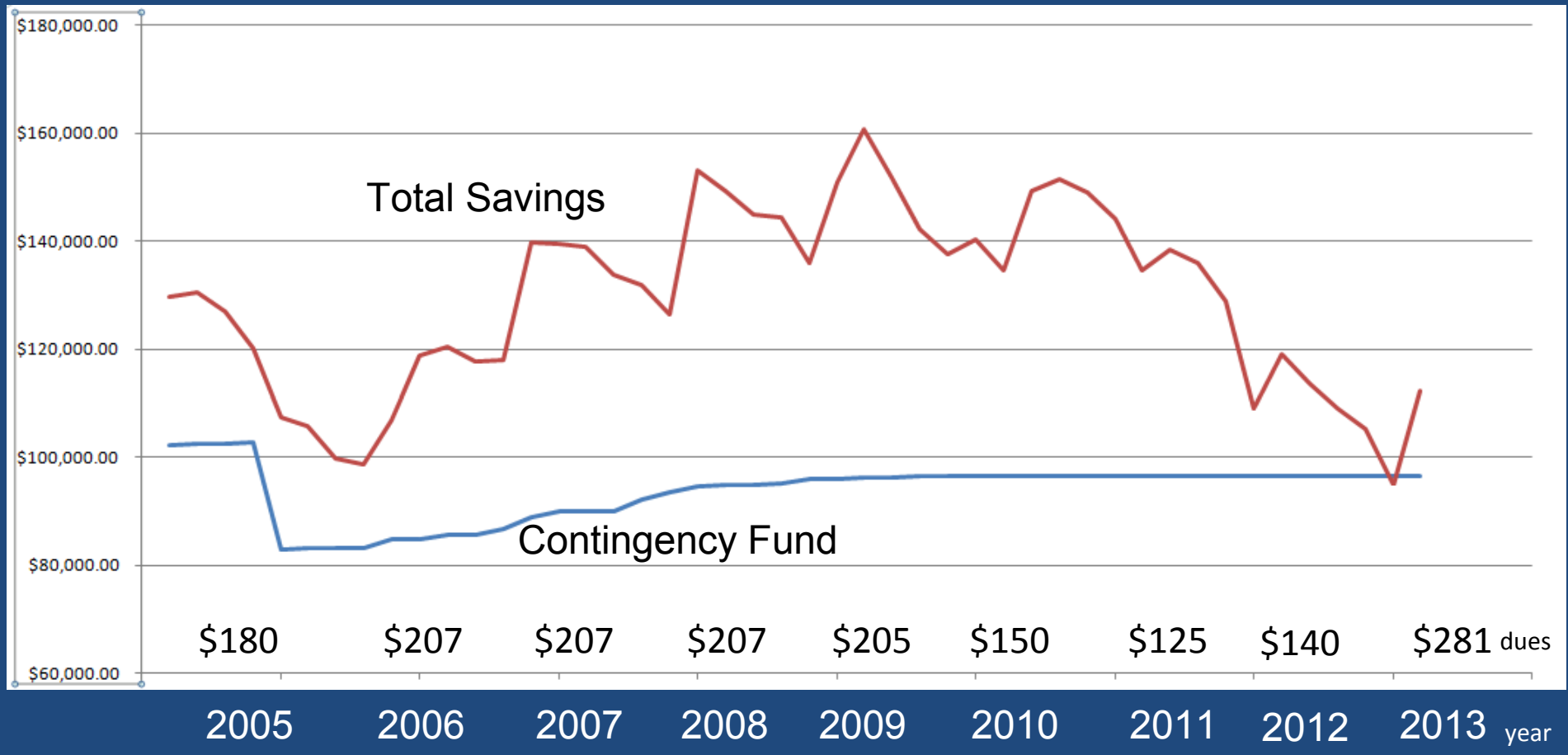
5. Notice of Adopted Budget. Upon adoption of budgets, the Board shall cause a

**Section 9. Animals.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that no more than two (2) dogs, two (2) cats, and two (2) of other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

No more than two (2) dogs, two (2) cats, and two (2) other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

The following animals or fowl shall not be raised, bred or kept on any lot:

1) Livestock (including cows, bulls, pigs, sheep, donkey, horse, goat)
2) Poultry of any kind ( including chickens, hens, ducks)
3) Peacock
4) Alpaca
5) LLama




2013 Budget = $37,414

Shortfall Contingency Fund =$7000

($37,414+$7000)/158 = $281