Shoal River Homeowners' Assoc.

September 9 2013

Agenda

Call to Order Ian Weaver, President

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

Committee Reports:

- Architectural Review (Ken Honaker)
- Compliance/Complaint (Ian Weaver)
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- Web Site (Ian Weaver)

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b) Lakes and Dams updated
c) Updates to covenants/bylaws
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New Business

a) October Board meeting for 2014 budget?

Homeowner Questions/Feedback

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SRHOA 9/1/13 FINANCIAL SUMMARY

Expenses		July/Aug	YTD	Budget 2013
	Gulf Power	$ 1,651.78	$ 6,595.70	$ 12,000.00
	Landscaping	$ 1,900.00	$ 3,800.00	$ 10,000.00
	Lawyer	$ 3,019.51	$ 7,711.30	$ 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	$ 6,571.29	$ 18,787.25	$ 37,414.00
	Lakes and Dams	$ -	$ -	$ -
Income				
	Assessments	-	$ 27,207.70	
	Interest	$ 60.85	$ 126.72	
Balance				
	chequing		$ 21,726.92	
	money market		$ 93,192.39	
Uncollected Assessments			$ 7,481.22	
	within budget/normal			
	unsure			
	over budget			

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Compliance

1) TE-119 Poor lawn condition and overflowing garbage. Talked to homeowner:

Excess garbage from recent move into home – now only moderate needs – issue resolved.

Poor condition of lawn – total rework is planned.

From July 8 meeting:
2) TE-110 monkeys and too many dogs. Talked to homeowner. Homeowner has Florida class 3 permit for monkeys. Issue is largely 5 dogs. Covenants maximum is 2 dogs. Need board decision/plan. (see “enforcement of covenants” later in this presentation)

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Curbs and Roads

1) Shoal River – culvert collapse and repair by County:

2) Skyline Dam – spillway erosion – repair initiated 9/9/13 by County

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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



71 people visited this site

Audience Overview

Jul 1, 2013 - Sep 1, 2013

Advanced Segments | Email | Export | Add to Dashboard | Shortcut

% of visits: 100.00%

Overview

Visits vs. Select a metric

Hourly | Day | Week | Month



62 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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Lakes and Dams update

1. SRHOA actively pursuing ownership/deed to lakes and dams

    - Need survey changes agreed to and updated

2. Easement Agreement drafted and proposed to Mr Chan (8/21/13)

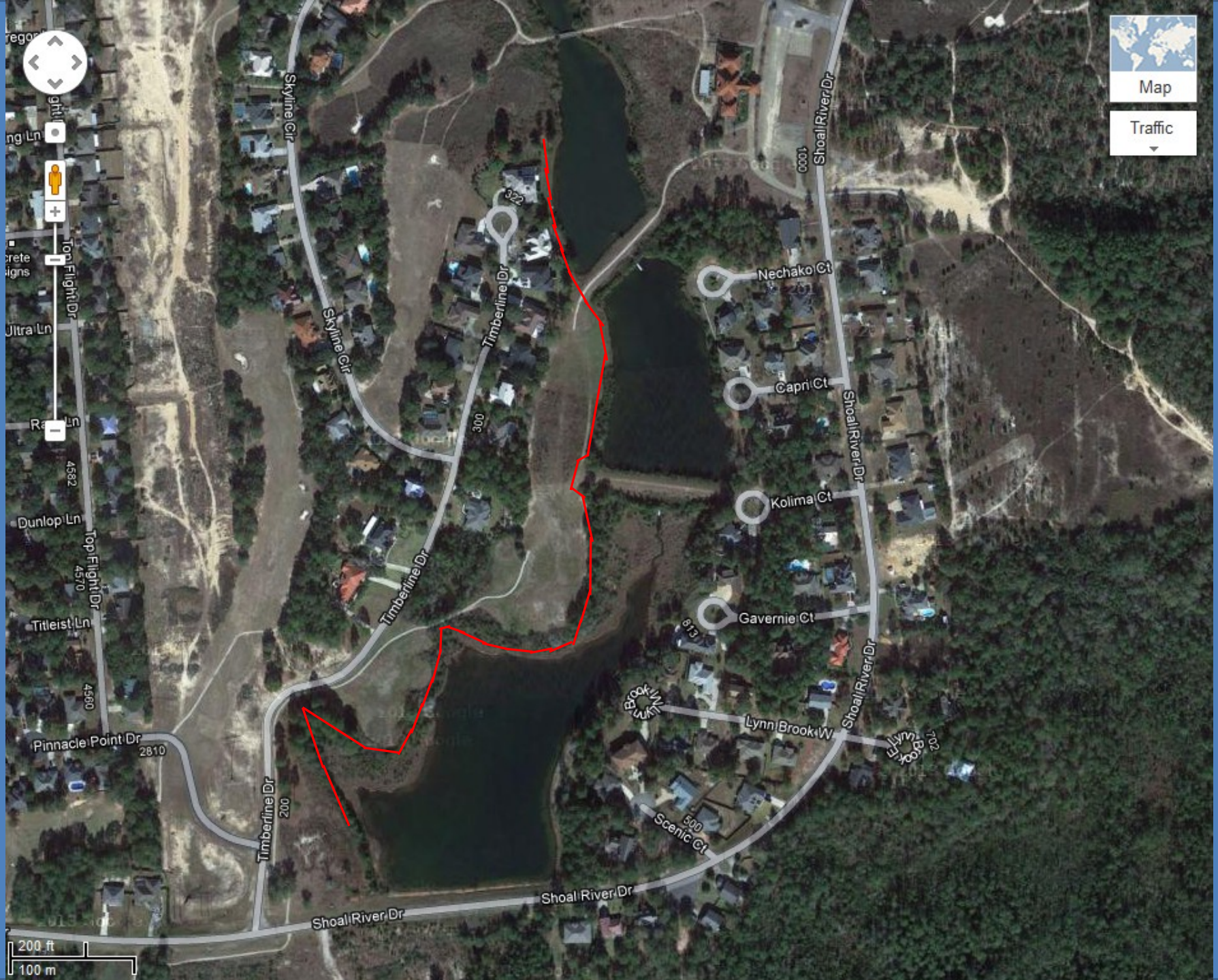
3. Met with Florida Water Management engineers (8/5/13)

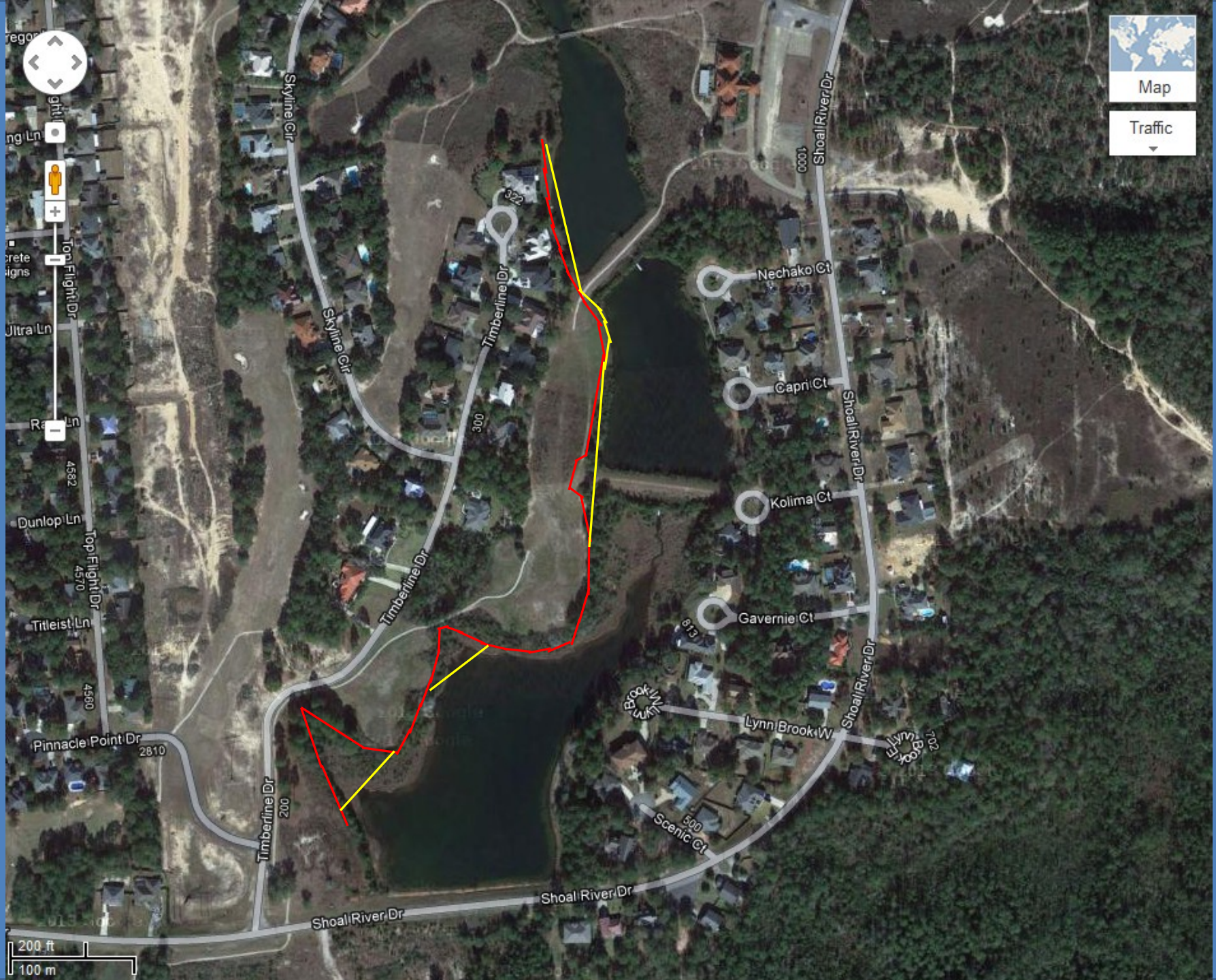
4. Complete document signing

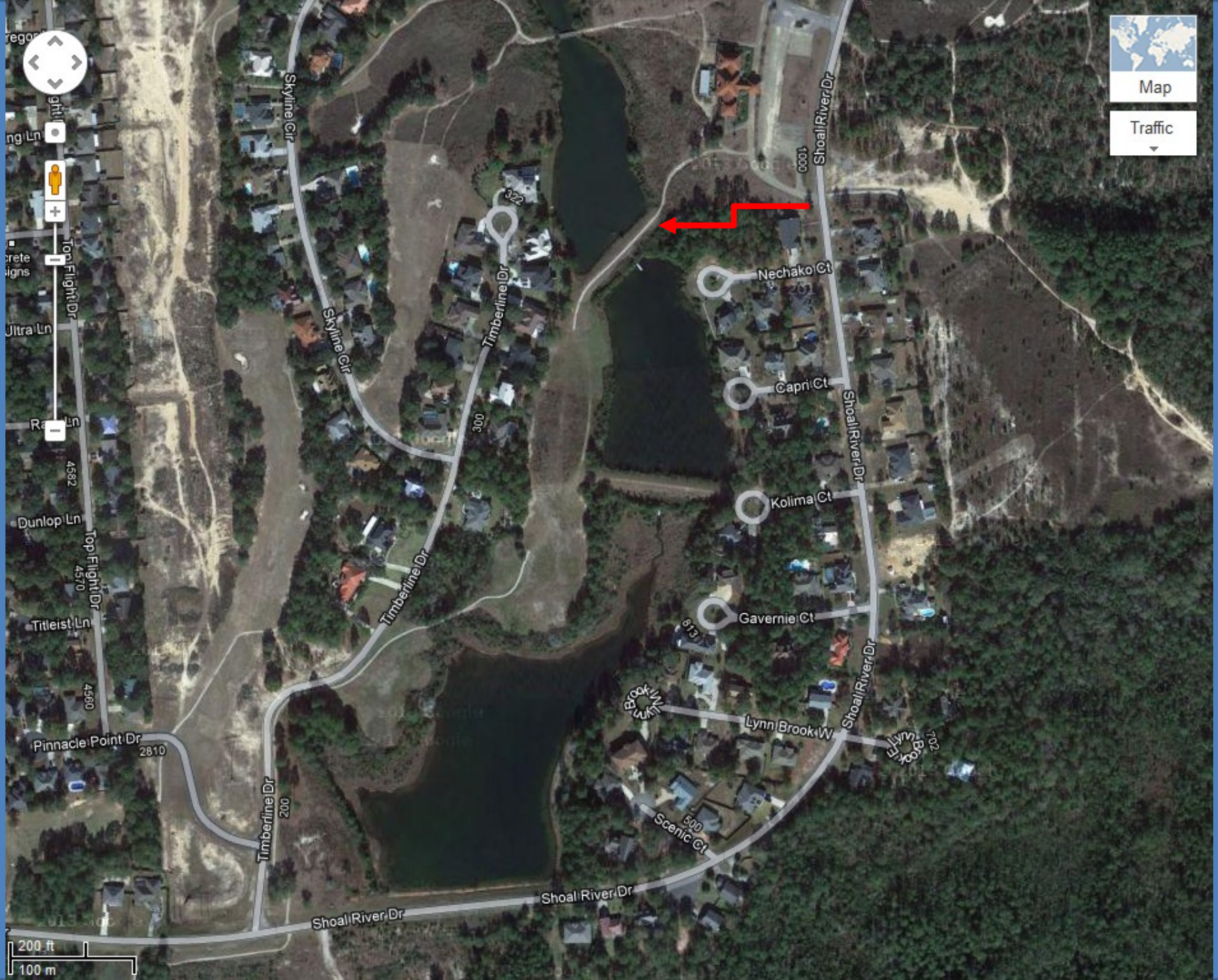
5. Engineering work/seek permits for maintenance of riser

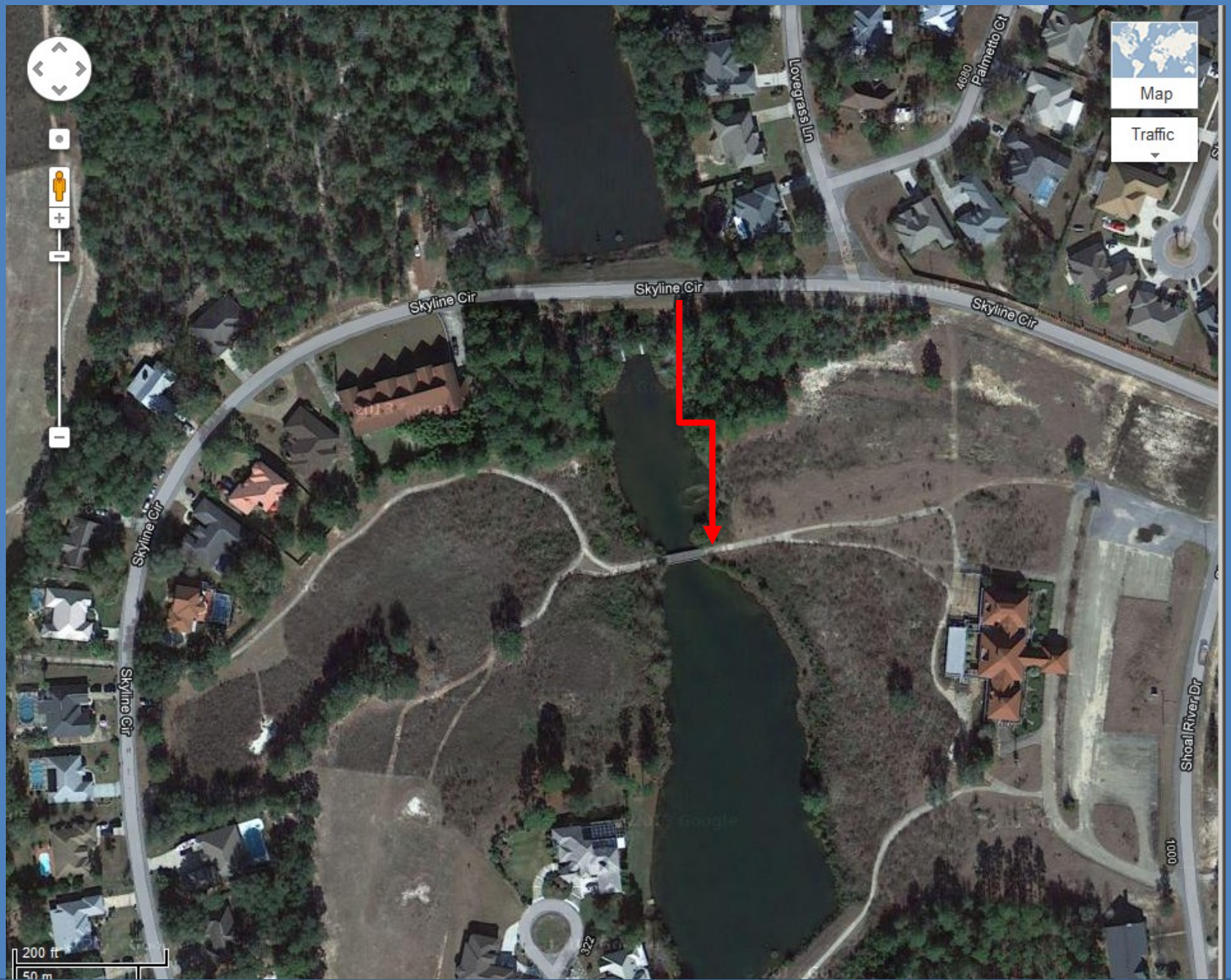
6. Initiate maintenance by end of year??


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
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2810
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1000
813
200 ft
100 m


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Pinnacle Point Dr
2810
4582
4570
4560
1000
332
300
200
500
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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Enforcement

1) Violation of covenants/fines
    1) Multi-staged formal communication with homeowner via registered mail with regulated time periods. Homeowner may request access to independent panel ruling. If violation stands, SRHOA may take legal action:
        1) Obtain judgement via court
        2) Pursue legal action to collect on judgement
        3) Requires upfront financial commitment by SRHOA
            1) Expectation is to recover upfront costs
2) Unpaid assessments
    1) Similar to above (however no independent panel req'd)

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Discrimination Complaint FCHR

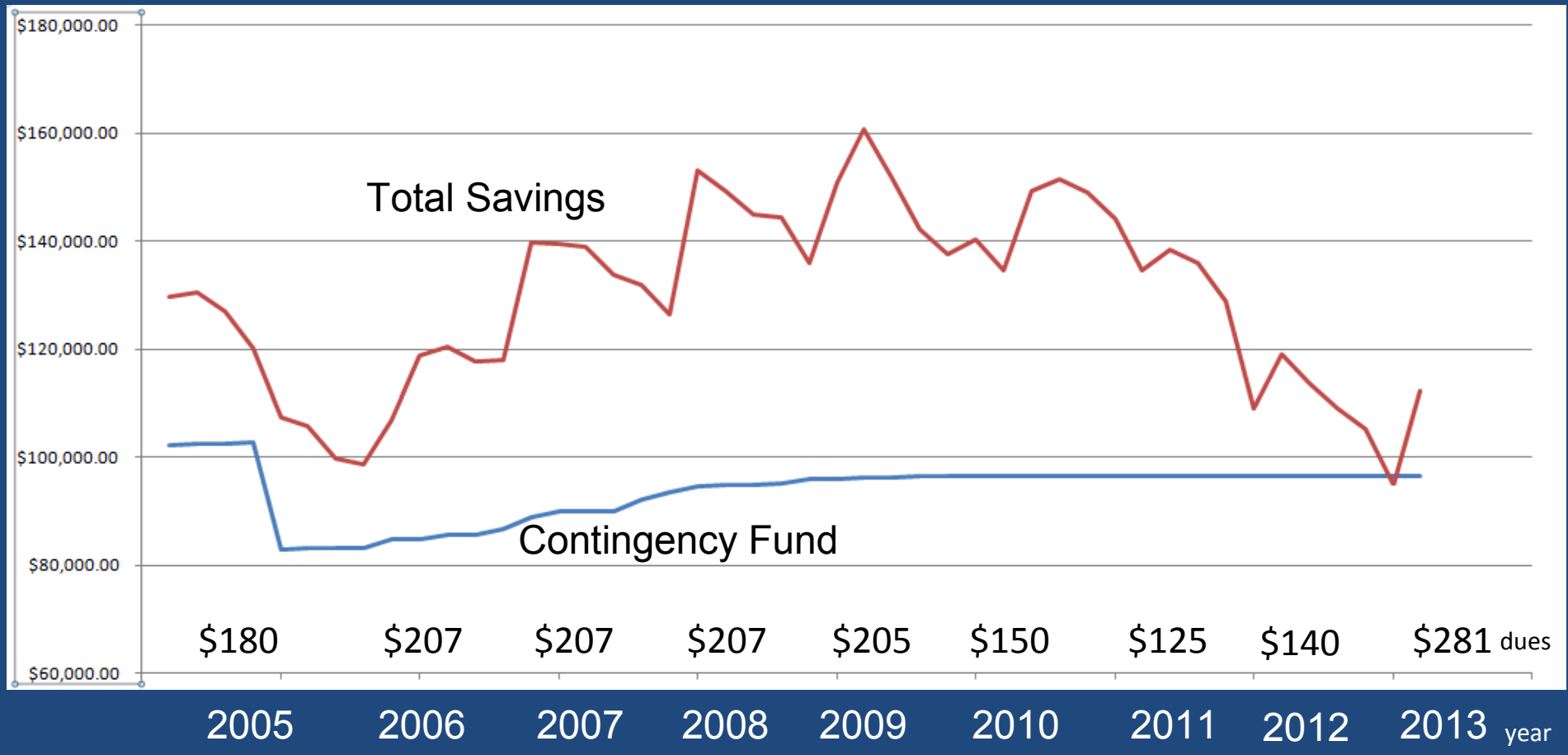
1) Disabilities Act
    1) Height of fence backing on golf course
    2) SRHOA coordinated with our lawyer
        1)Originally worked a compromise with homeowner
        2)Wasn't sufficient?? Possible mediation

Homeowner Questions/Feedback

Backup

Florida Senate Bill 580 - passed

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



2013 Budget = $37,414

Shortfall Contingency Fund =$7000

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