SHOAL RIVER HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
November 12, 2013
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The Annual Meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, November 12, 2013 at 7:00 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)
Andrea Blum, Treasurer

3. The following board members were absent:

Kenneth Honaker, Director
Tammie Songer, Director

4. Roll Call/Member Quorum: With proxy's and those present, there are a total of 54 homeowners. A minimum of 46 members or one-third of the eligible homeowner's is required for a quorum.

SECRETARY'S REPORT Ruth Labhart reviewed the minutes of the September 9, 2013 Bi-Monthly Meeting. A motion was made, seconded and passed to approve the minutes as presented.

TREASURER'S REPORT:

1. The following Treasurer's report was given:

a. Balance in First National Bank Checking Account as of November 1, 2013 is $15,662.47

b. Balance in First National Bank Money Market Account as of November 1, 2013 is $93,246.92.

c. Outstanding assessments as of October 31, 2013 are $7,723.68

d. Expenses September/October 2013:

Gulf Power	$1,651.78
Lawn Maintenance	$1,900.00
Legal	$1,670.00

e. Ian Weaver gave a slide presentation of our expenditures for this year. He then reviewed our budget for next year. Ian explained the history of our assessments and how the assessments were set for next year at $245.00.

COMMITTEE REPORTS: Ian Weaver presented a slide show of actions the board has been involved in during the past year, to include all of the committees.

1. **Architectural Review:** Ian reported there were sheds, fences, and pools approved this past year to include a new home on Skyline Circle. He reported there was one request for a fence which was disapproved because it was not IAW our Covenants/Bylaws. There was a complaint filed with the Florida Commission on Human Relations regarding this request which our Lawyer is handling. He stated there are forms on our web site for any requests you may have for changes/upgrades to your home or property which must be completed and submitted to the Architectural Review Committee for approval prior to any changes being made.

2. **Compliance/Complaint:** Ian reported he spoke with numerous homeowners regarding poorly maintained yards, basketball goals, signs, cars in driveways, excess number of animals, etc. In most cases the homeowners were very receptive of his visit and took immediate action. He further stated we are working with a lawyer to process fines for homeowners who are in violation of our Covenants/Bylaws.

3. **Curbs, Roads, Landscaping:** Ian stated the Board hired a new lawn service this year and the cost was 25% less than the previous year.

4. **Nominating**: N/A

5. **Web Site**: Ian stated 23 people have visited the web site recently.

OLD BUSINESS: Ian stated there are several administrative changes and other miscellaneous findings in the Covenants and Bylaws which are being corrected.

NEW BUSINESS:

a. Ian stated we are pursuing ownership/deed to the lakes. He stated the risers need repairing; therefore, we are initiating engineer work and seeking permits for maintenance of risers by the first quarter of 2014.

b. Ian reported the following results of our elections this year:

(1) The following members were re-elected to the Board of Directors for 2014-2015:

Andrea Blum
Ken Honaker
Ian Weaver

(2) The four changes to the Covenants/Bylaws did not receive the appropriate quorum to pass. Therefore, these changes will not be incorporated into the new Covenants/Bylaws.

c. The next Bi-monthly meeting will be January 6, 2014 at 6:30 PM at Live Oak Baptist Church, Building D, room 3/4.

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 10:38 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Association