Shoal River Homeowners' Assoc.

Dec 15 2014

Agenda

Call to Order Ian Weaver, President

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Business

a) Lakes and Dams contractor selection
b) D&O and general liability Insurance

Homeowner Questions/Feedback

Shoal River Dr Dam

1) 4/30/14 Shoal River Dr dam failed - County stated they will repair road

2) 7/7/14 confirmed County will NOT repair dam/road

3) 7/14/14 met with County

- agreed to give us completed engineering plans for repair

- agreed to repair/repave road if dam repaired

4) 8/19/14 Consultant “completed” engineering plans

5) 8/29/14 County review results in minor changes

6) 9/24/14 County provided engineering plans for Shoal River Drive dam repair

Shoal River Dr Dam (continued)

7) 9/30/14 Charles Dunn P.E. reviewed County engineering plans
Several "reservations":

a) Materials (HPDE Snap-Tite vs Aluminum)

b) Aluminum considerably cheaper

- lasts "at least as long" as HPDE

c) Anchoring of riser design concern

d) No clay core called for

e) other design issues

8) County did not want to discuss issues/design approach

Shoal River Dr Dam (continued)

9) 9/30/14 I asked Charles Dunn P.E. to prepare new set of engineering plans for the Shoal River Dr Dam

10) 10/7/14 new plans delivered - $3000.

11) ≈10/10/14 invited 4 different contractors to bid

12) 2 contractors elected not to respond or bid

13) 2 other contractors invited to participate

14) 4 contractors submitted bids between 11/17 and 11/30

Shoal River Dr Dam (continued)

	dam#1	adjustments	notes	additional
Middle Creek Contracting	107,000.00		includes "clearing" backside of dam	$1500 seed/mulch
Quality Site Services				
Crestview Carpentry				
Elmer Links Earth Works				

	dam#4
Middle Creek Contracting	$61,350.00
Quality Site Services	
Crestview Carpentry	
Elmer Links Earth Works	


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Financing

SRHOA bank balance	115,000.00
assessment contribution(March 1)	30,000.00
total	145,000.00
Repairs dam#1	110,000.00
Repairs dam#4	62,000.00
total	172,000.00

Plan Forward

1) Sign up contractor – conditional on achieving formalized permission (insurance cert)
2) Repair dam #1 and possibly #2

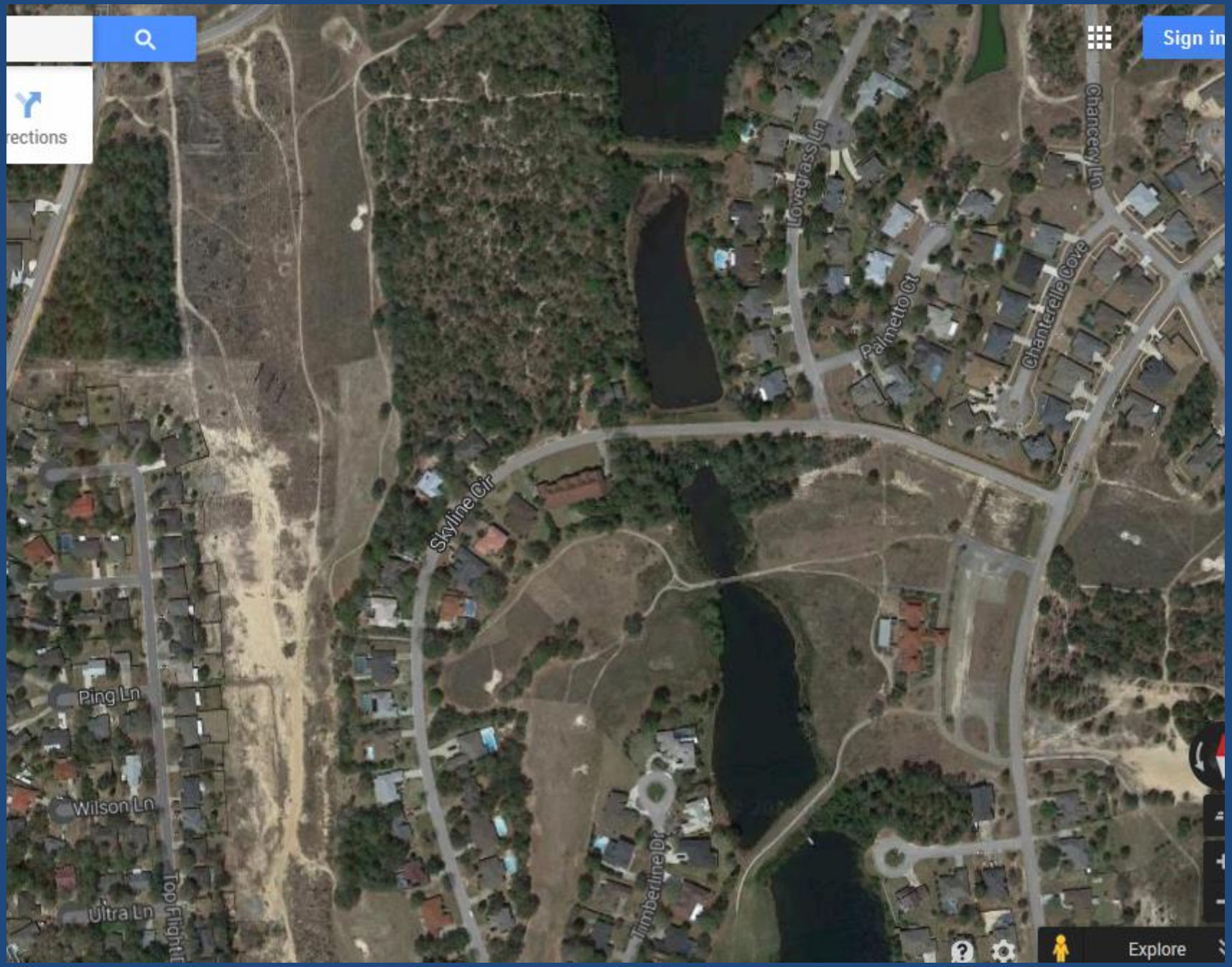
1) D/O insurance policy quote ($915) fell through
   - D/O only - $915/yr
   - D/O plus lakes and dams - $1502/yr
   - Existing policy $2159/yr
   - Recommend changing policy/company

2) Called 5 other insurance agents

Insurance Agent	D&O	GL	Crime
Dreher - GA	1,130.51	1,409.00	362.00
Eddie Zarahn	718.00??	2,685.00	
Fisher Brown Bottrell	2,159.00	1,771.74	
Fisher Brown Bottrell		5,006.00	
Legacy		5,300.00	
Emerald Coast FWB	915.00	587.00	

Homeowner Questions/Feedback

Backup


rections
Sign in
Lovegrass Ln
Chancery Ln
Palmetto Ct
Chanterelle Cove
Skyline Cir
Ping Ln
Wilson Ln
Ultra Ln
Timberline Dr
Explore