Shoal River Homeowners' Assoc.

Nov 14 2016

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Phyllis Sargent)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Gary Pangle/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

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SHOAL RIVER HOMEOWNERS' ASSOCIATION
Profit and Loss
September through October 2016

		Sep-Oct
Ordinary Income/Expense		
Income		
	Interest	$ 43.88
	Service Charge	$ 200.00
Total Income		$ 243.88
Gross Profit		$ 243.88
Expenses		
	Gulf Power	$ 1,648.14
	Landscaping	$.
Total Expenses		$ 4,948.14
Net Ordinary Income		$ (4,704.26)
Net Income		**$ (4,704.26)**

January through October 2016

Ordinary Income/Expense			
Income			**Jan-Oct**
	Assessments	$	66,831.00
	Assessments 2010	$	140.00
	Penalty Fees	$	625.13
	Interest	$	285.02
	Return Check Cha	$	5.00
	Service Charge	$	550.00
Total Income		$	68,436.15
Gross Profit		$	68,436.15
Expenses			
	Gulf Power	$	8,263.10
	Landscaping	$	
	Lawyer	$	428.84
	Insurance	$	1,219.00
	Social	$	64.59
	Accounting and L	$	100.00
	Postage	$	100.82
	Web Site	$	12.42
	Service Fee	$	5.00
	Taxes and Fees	$	61.25
	Lakes and Dams	$	38,746.20
Total Expenses		$	54,776.22
Net Ordinary Income		$	13,659.93
Net Income		$	13,659.93

SRHOA FINANCIAL SUMMARY
November 14, 2016

Expenses	Sept/October	YTD	Budget 2016
Gulf Power	$ 1,648.14	$ 8,263.10	$ 12,000.00
Landscaping	$		$ 10,000.00
Lawyer	$ -	$ 428.84	$ 5,000.00
Insurance		$ 1,219.00	$ 1,700.00
Meeting Room			$ 350.00
Social		$ 64.59	$ 100.00
Accounting and Legal		$ 100.00	$ 665.00
Printing			$ 500.00
Postage		$ 100.82	$ 450.00
Web Site		$ 12.42	$ 25.00
Service Fee		$ 5.00	$ 100.00
Misc/Office Supplies			$ 200.00
Taxes and Fees		$ 61.25	$ 100.00
Lakes and Dams		$ 38,746.20	$ 37,600.00
TOTAL	$ 4,948.14	$ 54,776.22	$ 68,790.00

Income					
	Assessments			$ 66,831.00	
	Assessments 2010			$ 140.00	
	Penalty Fees			$ 625.13	
	Interest	$	43.88	$ 285.02	
	Return Check Charge			$ 5.00	
	Service Charge	$	200.00	$ 550.00	
		$	243.88	$ 68,436.15	
Net Income		$	(4,704.26)	$ 13,659.93	
Balance 10/31/2016	Chequing				**$ 43,824.68**
	Money Market				**$ 6,607.49**
Uncollected Assessments (2015)					**$ 8,106.35**
Uncollected Assessments (2016)					**$ 458.17**

1) 2017 Budget

SRHOA FINANCIAL SUMMARY

July 11, 2016

Expenses	May/June	YTD	Budget 2017 ~~2016~~
Gulf Power	$ 1,648.14	$ 4,966.82	$ 12,000.00
Landscaping	$		$ 10,000.00
Lawyer		$ 428.84	$ 5,000.00
Insurance		$ 1,219.00	$ 1,700.00
Meeting Room			$ 350.00
Social		$ 64.59	$ 100.00
Accounting and Legal			$ 665.00
Printing			$ 500.00
Postage		$ 100.82	$ 450.00
Web Site			$ 25.00
Service Fee		$ 5.00	$ 100.00
Misc/Office Supplies			$ 200.00
Taxes and Fees		$ 61.25	$ 100.00
Lakes and Dams	$ 42,400.00	$ 42,400.00	$ ~~37,600.00~~ 38224
TOTAL	$ 44,873.14	$ 50,896.32	$ ~~68,790.00~~ 69414

1) 2017 Budget

Expenses	2017 Budget 2016
Gulf Power	$ 12,000.00
Landscaping	$ 10,000.00
Lawyer	$ 5,000.00
Insurance	$ 1,700.00
Meeting Room	$ 350.00
Social	$ 100.00
Accounting and Legal	$ 665.00
Printing	$ 500.00
Postage	$ 450.00
Web Site	$ 25.00
Service Fee	$ 100.00
Misc/Office Supplies	$ 200.00
Taxes and Fees	$ 100.00
Lakes and Dams	38224 $ ~~37,600.00~~
TOTAL	$ ~~68,790.00~~ 69414

2017 Budget/Assessment

$69414/156 = $444.96

= $445 (same as 2016, 2015)

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Architectural Review Committee

1)

Shoal River Homeowners' Assoc.

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Compliance

1) Basketball net issue – resolved
2) Fishing issue

Shoal River Homeowners' Assoc.

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Curbs, Roads, Landscaping, Grounds, Lights

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New Business

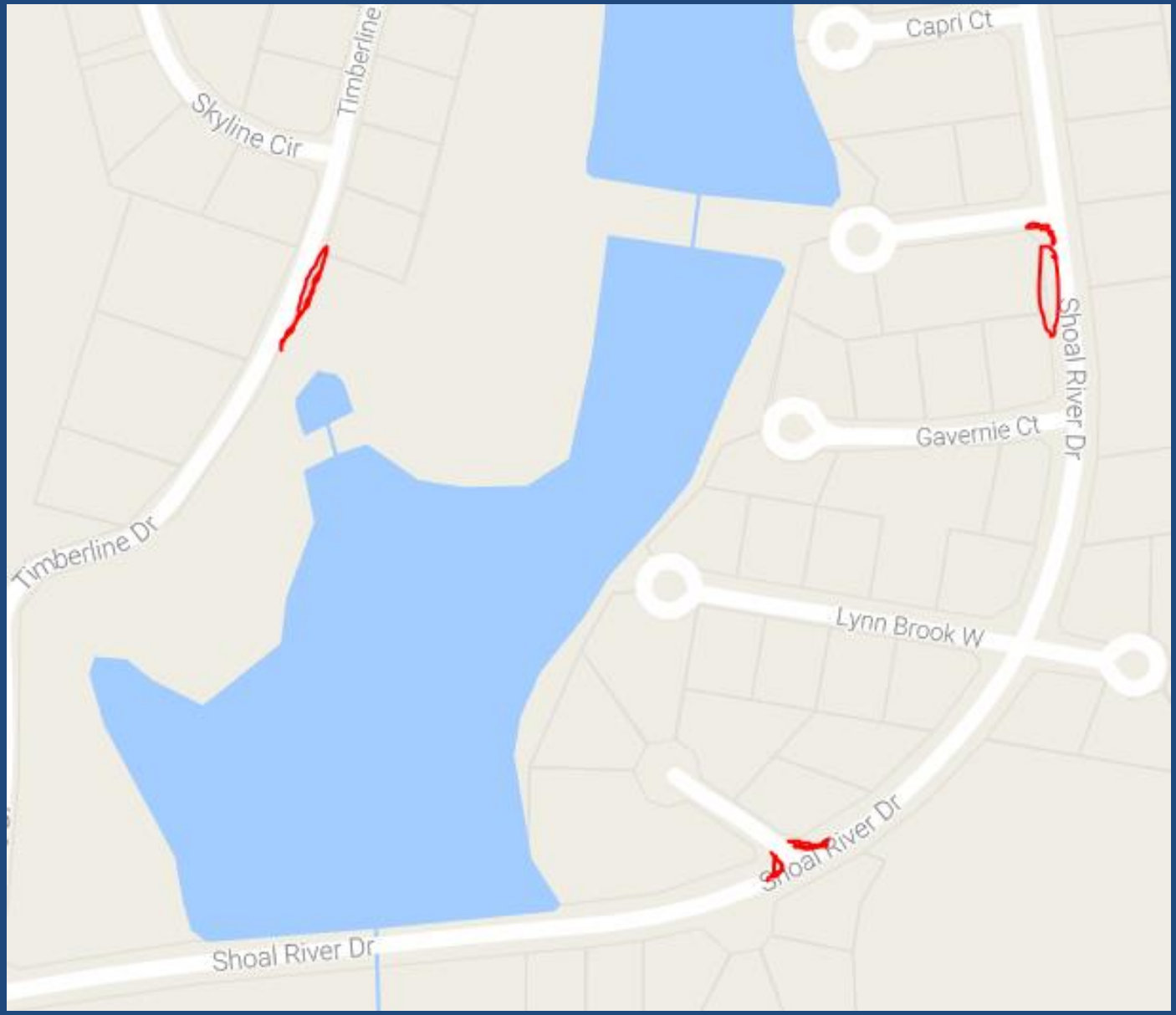
Homeowner Questions/Feedback

Roads/Landscaping

1) Board selected Landscaper (Terry Landscaping) for 2017/18
2) 10/11/16 met with Okaloosa County roads manager concerning curbs – planned for repair 2017

Roads/Landscaping

Curbs



Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Nominating/Vote

1) Gary Pangle
2) Sandra Burden
3) Helen Cruz
4) Chris McFarland

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Homeowner Questions/Feedback

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



Home | Covenants | Forms | Maps | Minutes | Articles | Links | Contacts

News

Garage sale - Nov 11/12
8:00am to 2:00pm each day

Nov 14th 2016 - 6:30pm
At Live Oak Baptist Church

For any suspicious activity
Call the following:
Okaloosa County
Sheriff Dispatch
850-689-5705 (north)
850-651-7400 (south)

Welcome

The Shoal River Homeowners' Association (SRHA) is dedicated to the mutual benefit of all homeowners within the association. Homeowners' Association dues are used for beautification projects, such as landscaping, mowing, and lighting of the roadways. Board members are members of the association that volunteer their time to serve. No member is paid for his or her services on the board. Association dues may also be used for legal fees and in other areas as required in running the association.

Yearly Dues

2016 $445.00 due NLT Jan 31 2016
2015 $445.00
2014 $245.00

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Web Site (Ian Weaver)



Old Business

New Business

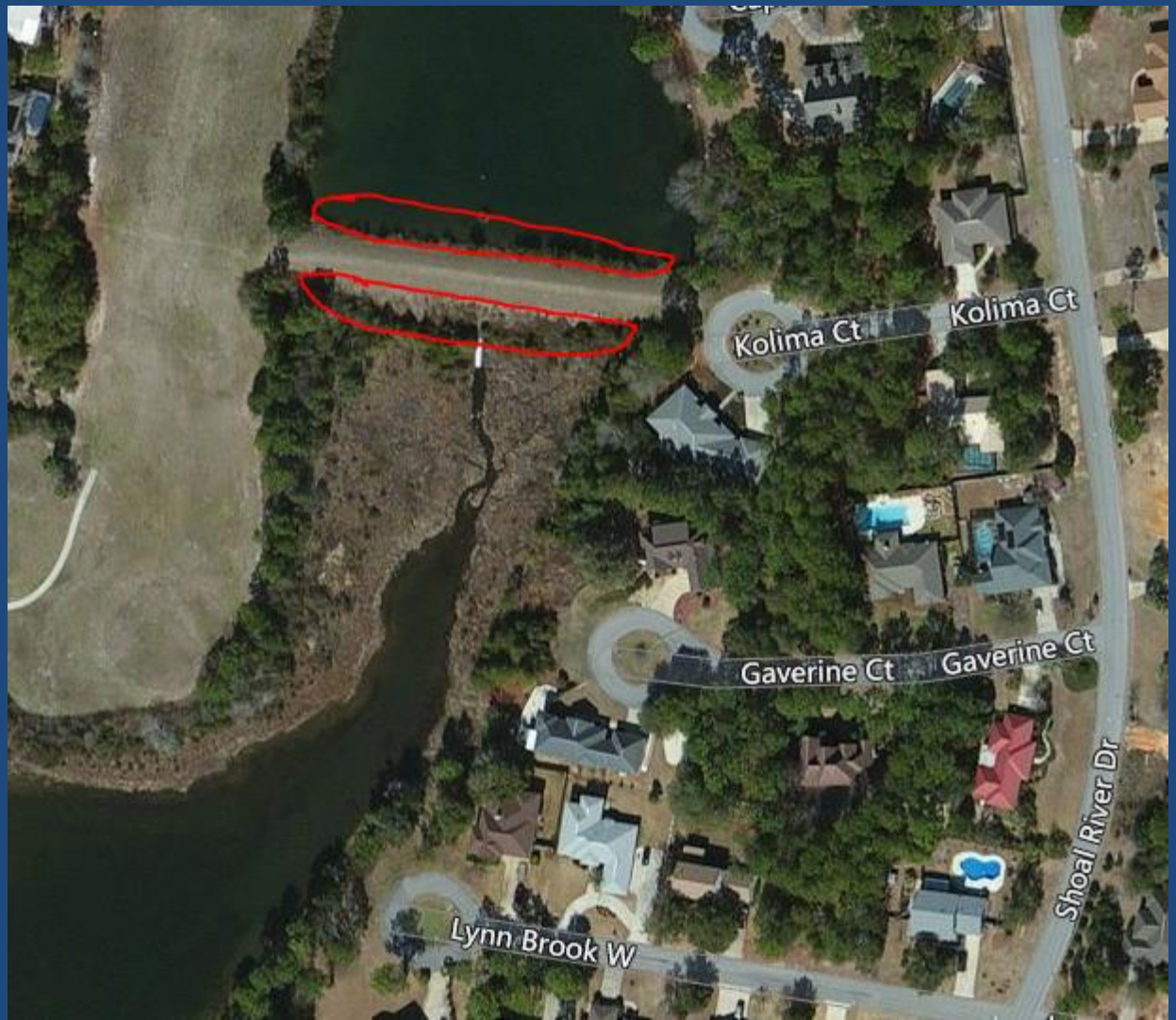
Homeowner Questions/Feedback

Dams

1) 11/8/16 Dam Inspection Report – Aaron Waits NWF Water Management

Dams

1) Clear brush on Kolima Ct dam



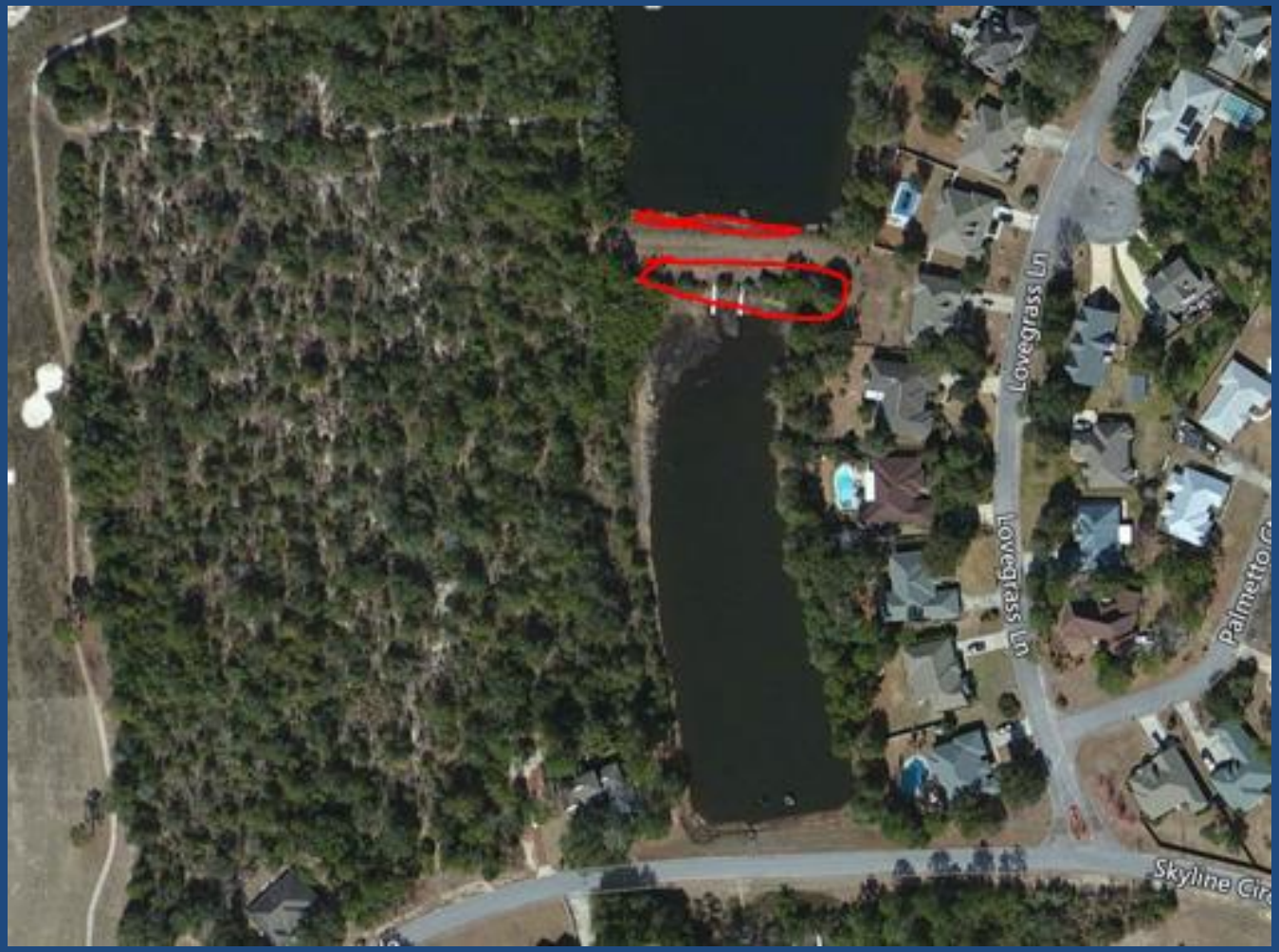
Dams

1) Erosion



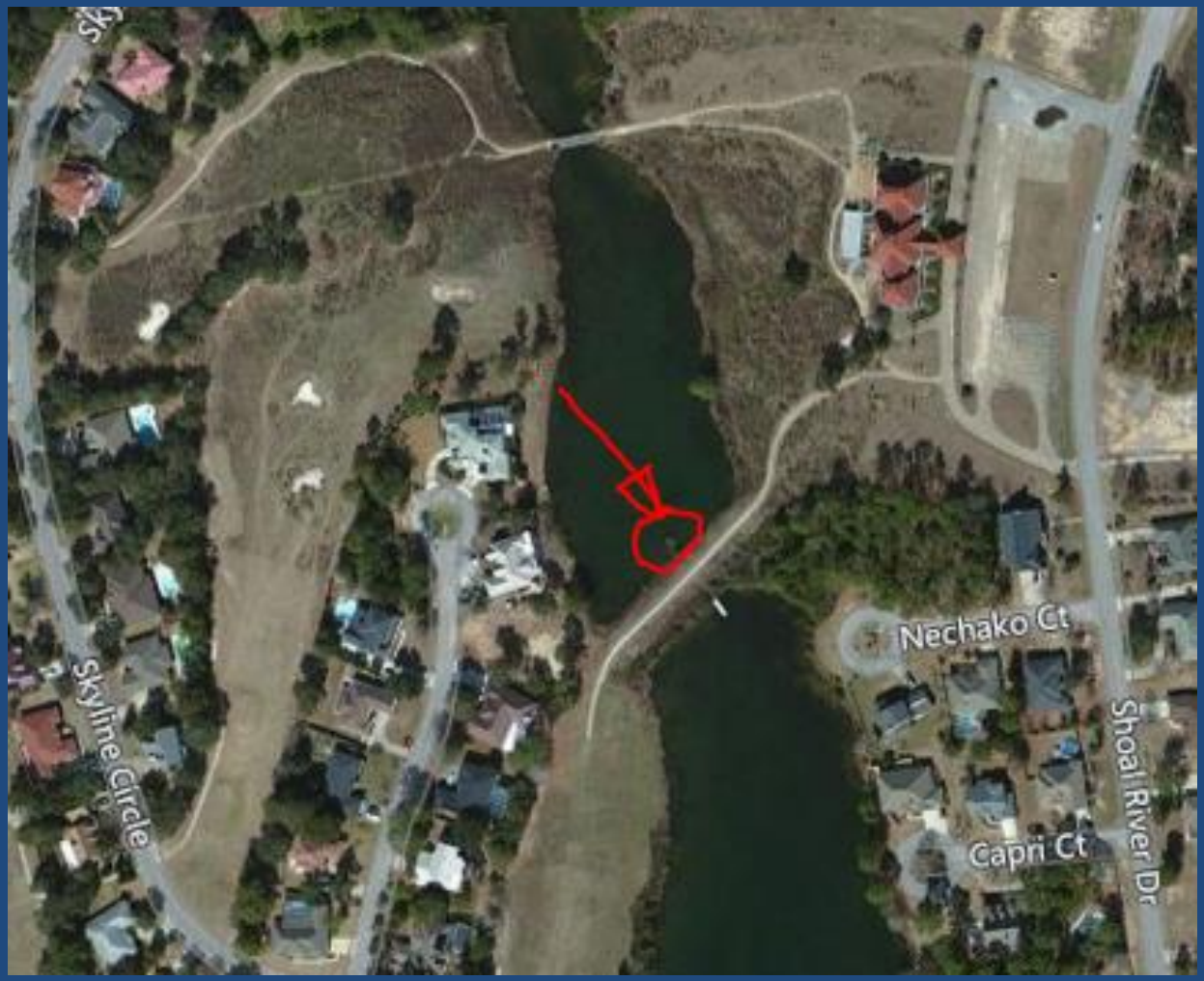
Dams

1) Brush removal/mow



Dams

1) Riser rack vegetation



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Old Business
New Business

Homeowner Questions/Feedback

New Business

1) Beaver Management



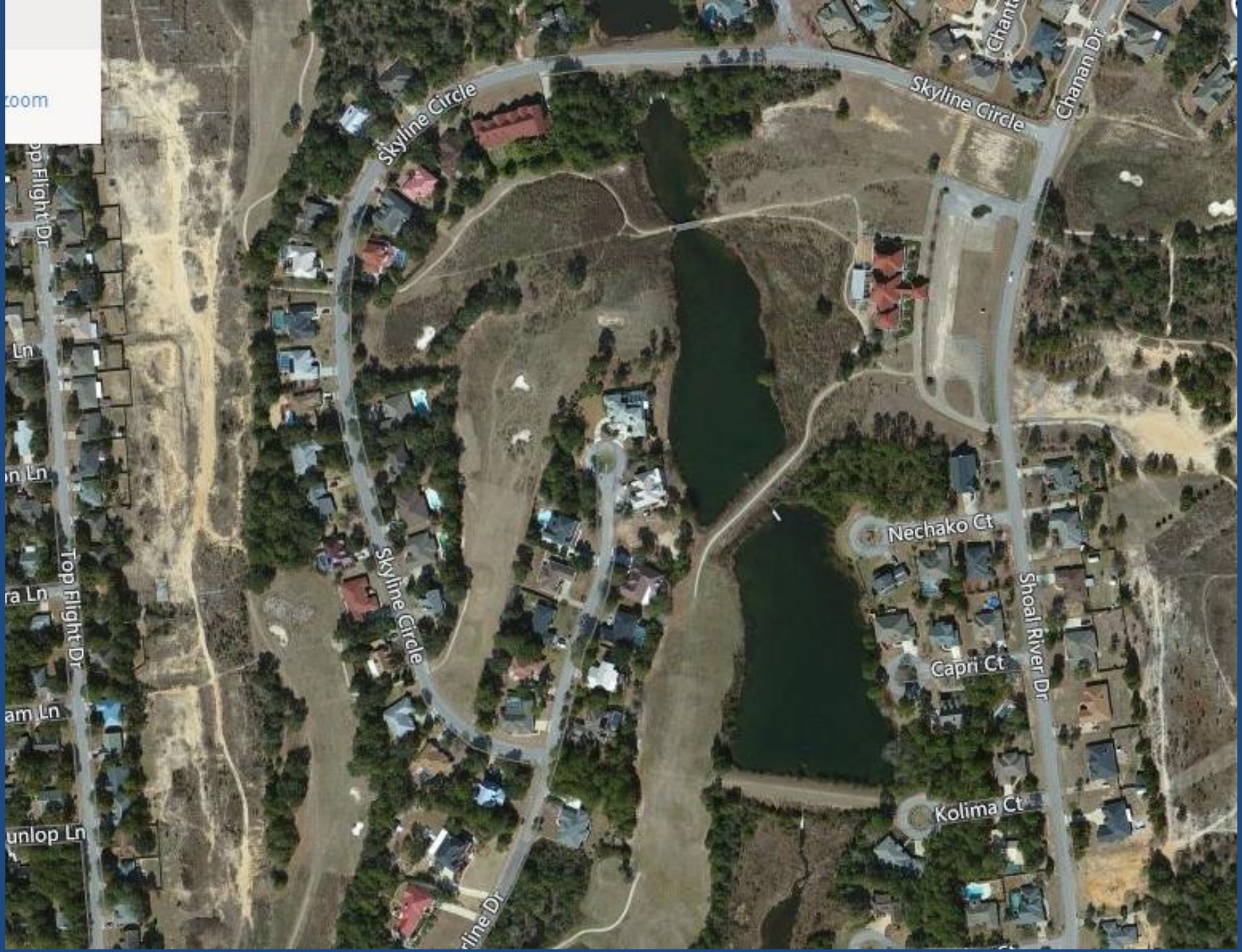
New Business

1) ?

Homeowner Questions/Feedback

Backup


Ram Ln
Butler Ct
Scarlet Dr
Dunlop Ln
Titleist Ln
Pinnacle Point Dr
Timberline Dr
Timberline Dr
Capri Ct
Kolima Ct
Gaverine Ct
Shoal River Dr
Shoal River Dr


Skyline Circle
Skyline Circle
Chanan Dr
Top Flight Dr
Skyline Circle
Nechako Ct
Shoal River Dr
Capri Ct
Kolima Ct


Airmens Memorial Rd
Airmens Memorial Rd
Airmens Memorial Rd
Live Oak Church Rd
Lovegrass Ln
Chancery Ln
Palmetto Ct
Chanterelle Cove
Chanan Dr
Skyline Circle
Skyline Circle
Hogan Ln

Section 24. Games, Play Structures and Storage Buildings.

All games, play structures, and storage buildings shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines. With no exception, no platform, basketball backboards, doghouse, playhouse, storage building, or structure of a similar kind or nature, shall be constructed on any part of a lot located in front of the rear line of the residence constructed thereon. Any such structure, regardless of where it is to be located, must have prior approval of the Architectural Review Committee.

Section 30. Wetlands. No swimming, bathing, fishing, or boating is permitted in, about or upon any stream, pond, lake, marsh or other wetlands situated in whole or in part in the general areas except where the use of a boat may be required for maintenance of the general areas and related equipment.