Shoal River Homeowners' Assoc.

Jan 9 2017

<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
November through December 2016

		Nov-Dec
Ordinary Income/Expense		
Income		
	Interest	$ 43.35
	Assessments (2017)	$ 13,832.00
	Service Charge	$ 200.00
Total Income		$ 14,075.35
Gross Profit		$ 14,075.35
Expenses		
	Gulf Power	$ 1,648.14
	Postage and Box Rental	$ 86.00
	Insurance (2017)	$ 1,632.00
Total Expenses		$ 3,366.14
Net Ordinary Income		$ 10,709.21
Net Income		**$ 10,709.21**

SHOAL RIVER HOMEOWNERS' ASSOCIATION
Profit and Loss
January through December 2016

		Jan-Dec
Ordinary Income/Expense		
Income		
	Assessments	$ 80,663.00
	Assessments 2010	$ 140.00
	Penalty Fees	$ 635.13
	Interest	$ 328.37
	Return Check Cha	$ 5.00
	Service Charge	$ 750.00
Total Income		$ 82,521.50
Gross Profit		$ 82,521.50
Expenses		
	Gulf Power	$ 9,911.24
	Landscaping	$
	Lawyer	$ 428.84
	Insurance	$ 2,851.00
	Social	$ 64.59
	Accounting and Legal	$ 100.00
	Postage	$ 186.82
	Web Site	$ 12.42
	Service Fee	$ 5.00
	Taxes and Fees	$ 61.25
	Lakes and Dams	$ 38,746.20
Total Expenses		$ 58,142.36
Net Ordinary Income		$ 24,379.14
Net Income		$ 24,379.14

SRHOA FINANCIAL SUMMARY
December 31, 2016

Expenses	Nov/December	2016 YTD	Budget 2016
Gulf Power	$ 1,648.14	$ 9,911.24	$ 12,000.00
Landscaping		$	$ 10,000.00
Lawyer		$ 428.84	$ 5,000.00
Insurance	$ 1,632.00	$ 2,851.00	$ 1,700.00
Meeting Room			$ 350.00
Social		$ 64.59	$ 100.00
Accounting and Legal		$ 100.00	$ 665.00
Printing			$ 500.00
Postage	$ 86.00	$ 186.82	$ 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	$ 3,366.14	$ 58,142.36	$ 68,790.00

SRHOA FINANCIAL SUMMARY
December 31, 2016

Income				
	Assessments	$ 13,832.00	$ 80,663.00	($13795 for 2017)
	Assessments 2010		$ 140.00	
	Penalty Fees		$ 635.13	
	Interest	$ 43.35	$ 328.37	
	Return Check Charge		$ 5.00	
	Service Charge	$ 200.00	$ 750.00	
		$ 14,075.35	$ 82,521.50	
Net Income		$ 10,709.21	$ 24,379.14	
Balance 12/31/2016		Chequing		**$ 53,666.38**
		Money Market		**$ 6,613.00**
Uncollected Assessments (2015)				**$ 9,155.65**

Shoal River Home Owners' Association

Budget

		2017
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 & Box Rental	$	450.00
Web Site	$	25.00
Service Fee	$	100.00
Misc/Office Supplies	$	200.00
Taxes and Fees	$	100.00
Lakes and Dams	$	38,224.00
	$	69,414.00

Overdue Assessments



		Added Finance Charge	2017 Assessment	New Total
$	550.76	$96.48	$445.00	$1,092.24
$	1,297.76	$310.20	$445.00	$2,052.96
$	1,004.67	$234.57	$445.00	$1,684.24
$	1,240.03		$445.00	$1,685.03
$	1,004.67	$234.57	$445.00	$1,684.24
$	458.17	$53.77	$445.00	$956.94
				$9,155.65

Shoal River Homeowners' Assoc.

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New Business

Homeowner Questions/Feedback

Architectural Review Committee

1)

Shoal River Homeowners' Assoc.

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Compliance

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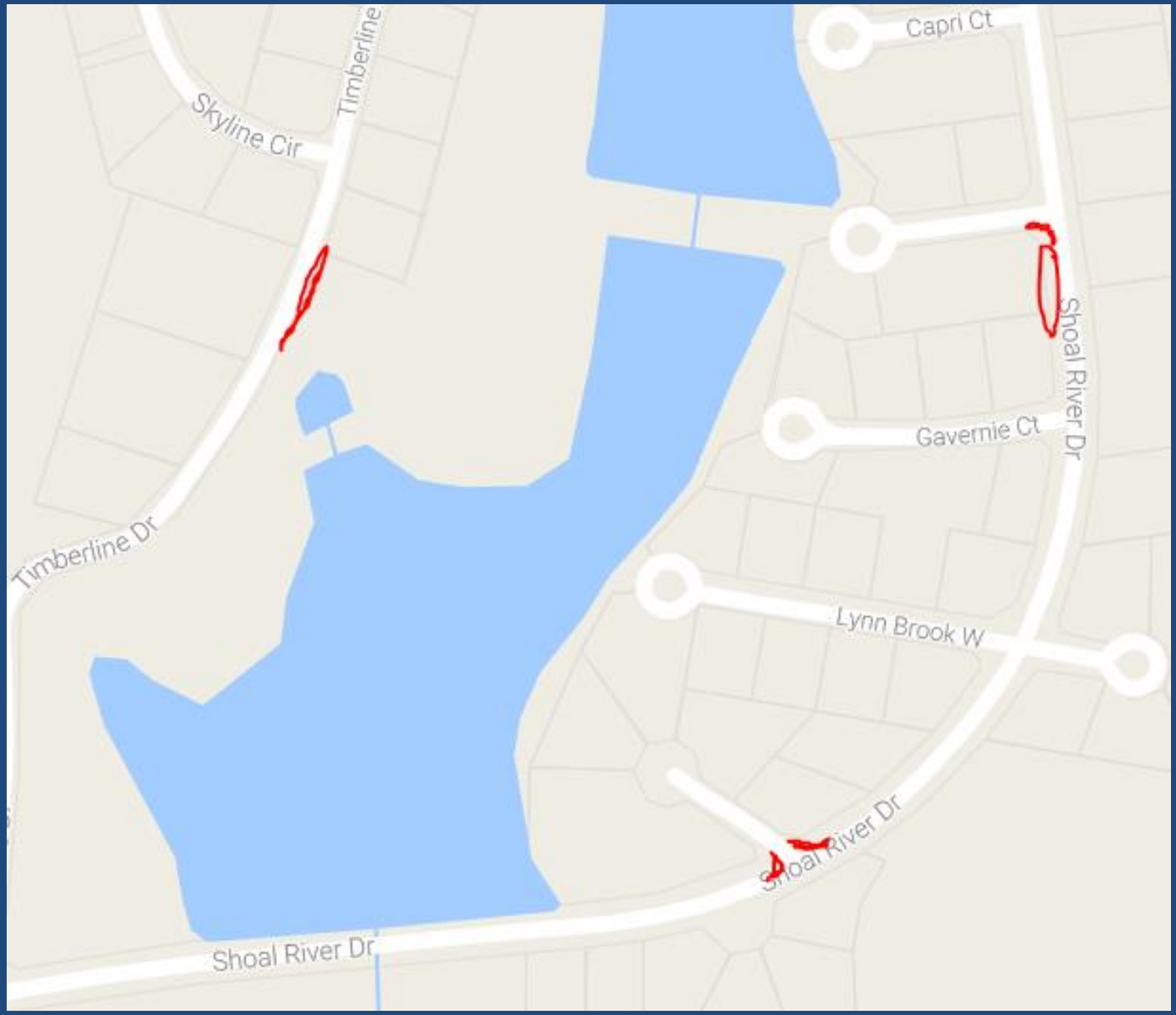
Homeowner Questions/Feedback

Roads/Landscaping

1) Curbs repaired 2 areas – excellent results

Roads/Landscaping

Curbs



Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Nominating/Vote

1) ?

Shoal River Homeowners' Assoc.

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Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



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

News

Next business meeting -
Jan 9th 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

2017 $445.00 due NLT Jan 31 2017
2016 $445.00
2015 $445.00
2014 $245.00
2013 $281.00
2012 $140.00
2011 $125.00

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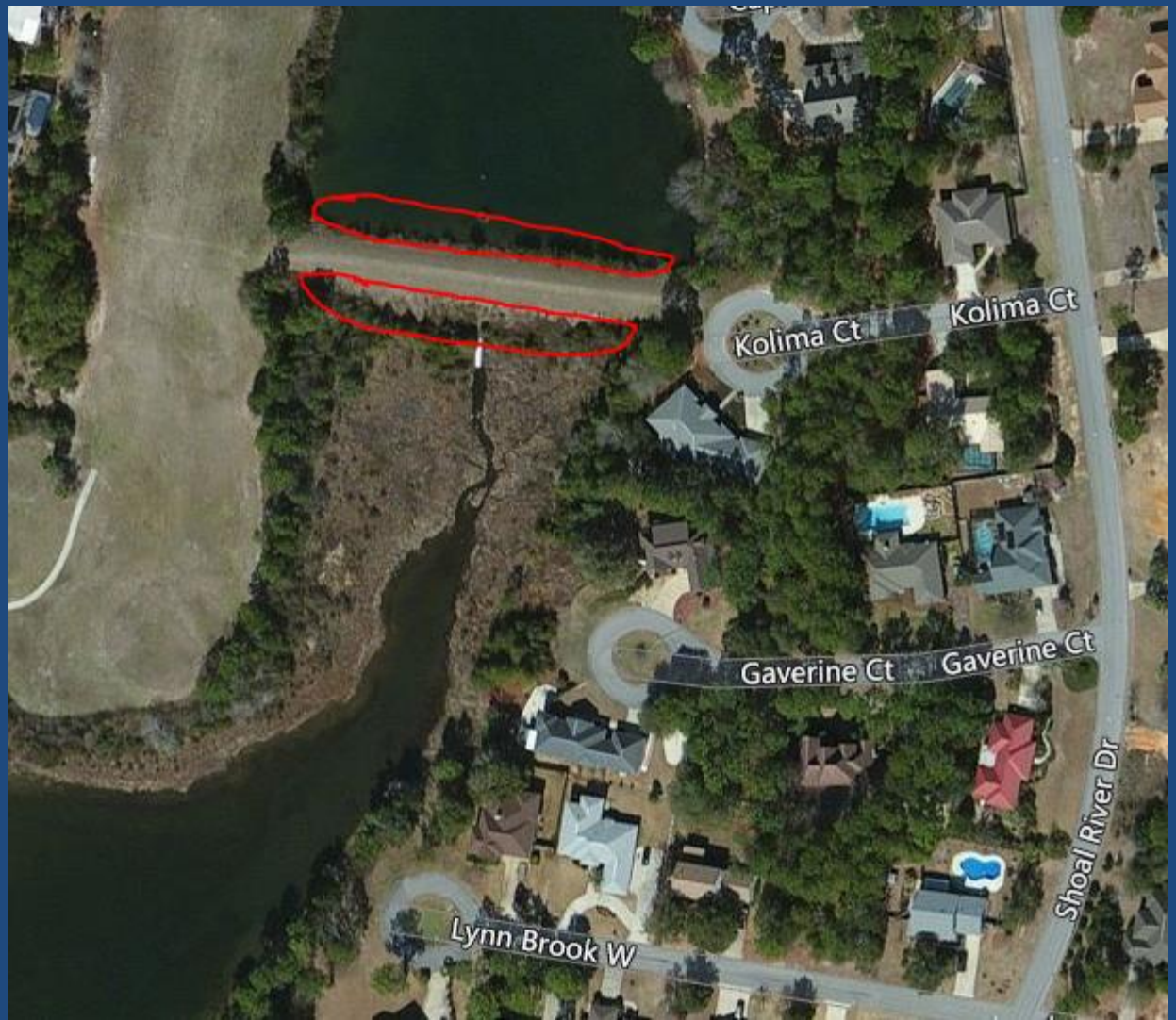
Homeowner Questions/Feedback

Dams

1) Clear brush - Kolima Ct dam
    a) 2 bids

Dams

1) Clear brush on Kolima Ct dam



Dams

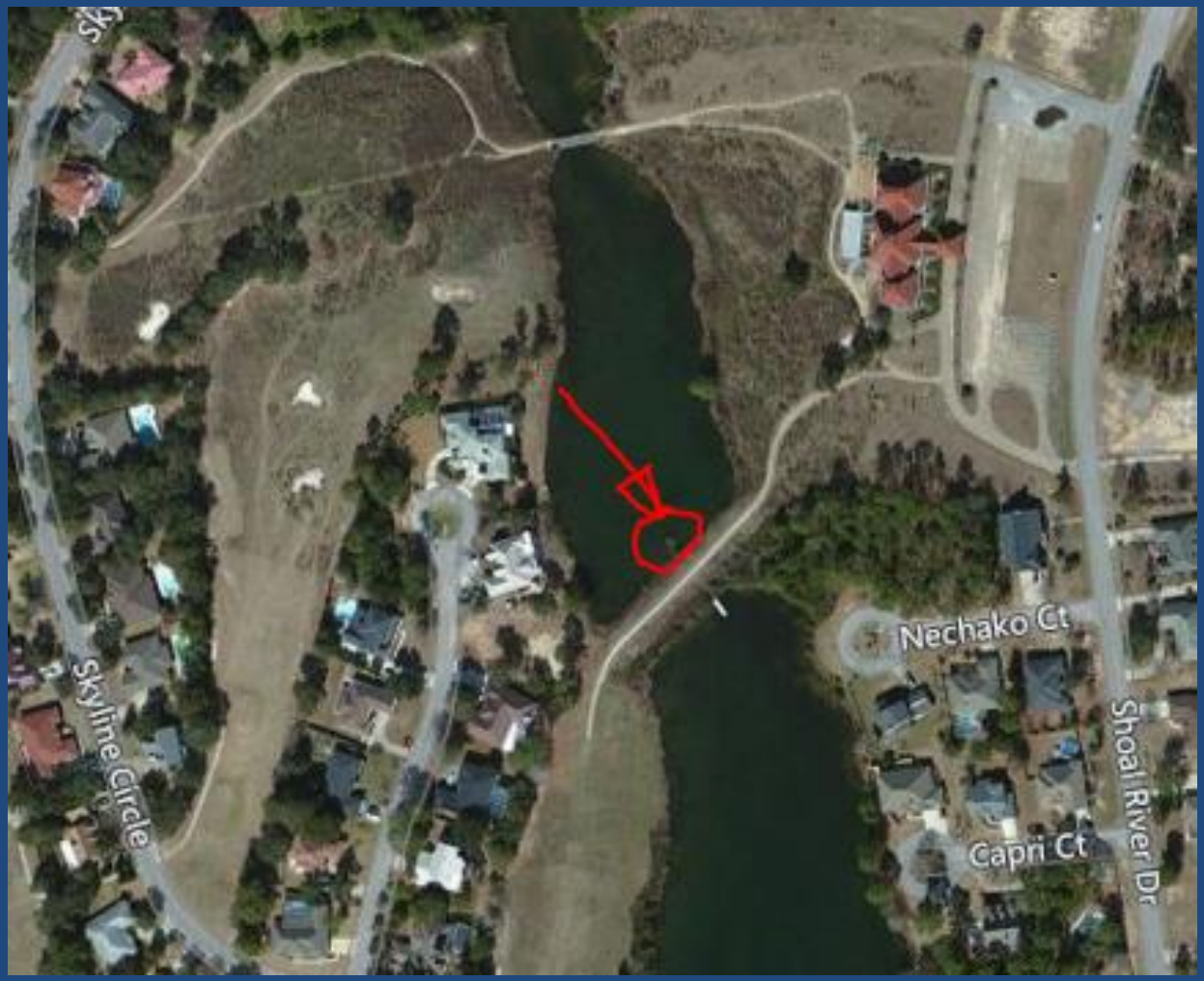
1) BID#1 – **Full Job** - Clear brush - Kolima Ct dam

Dams

1) BID#2 – **Mulch Job** - Clear brush - Kolima Ct dam

Dams

1) Riser rack vegetation



Shoal River Homeowners' Assoc.

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Dams

1) Beaver Management



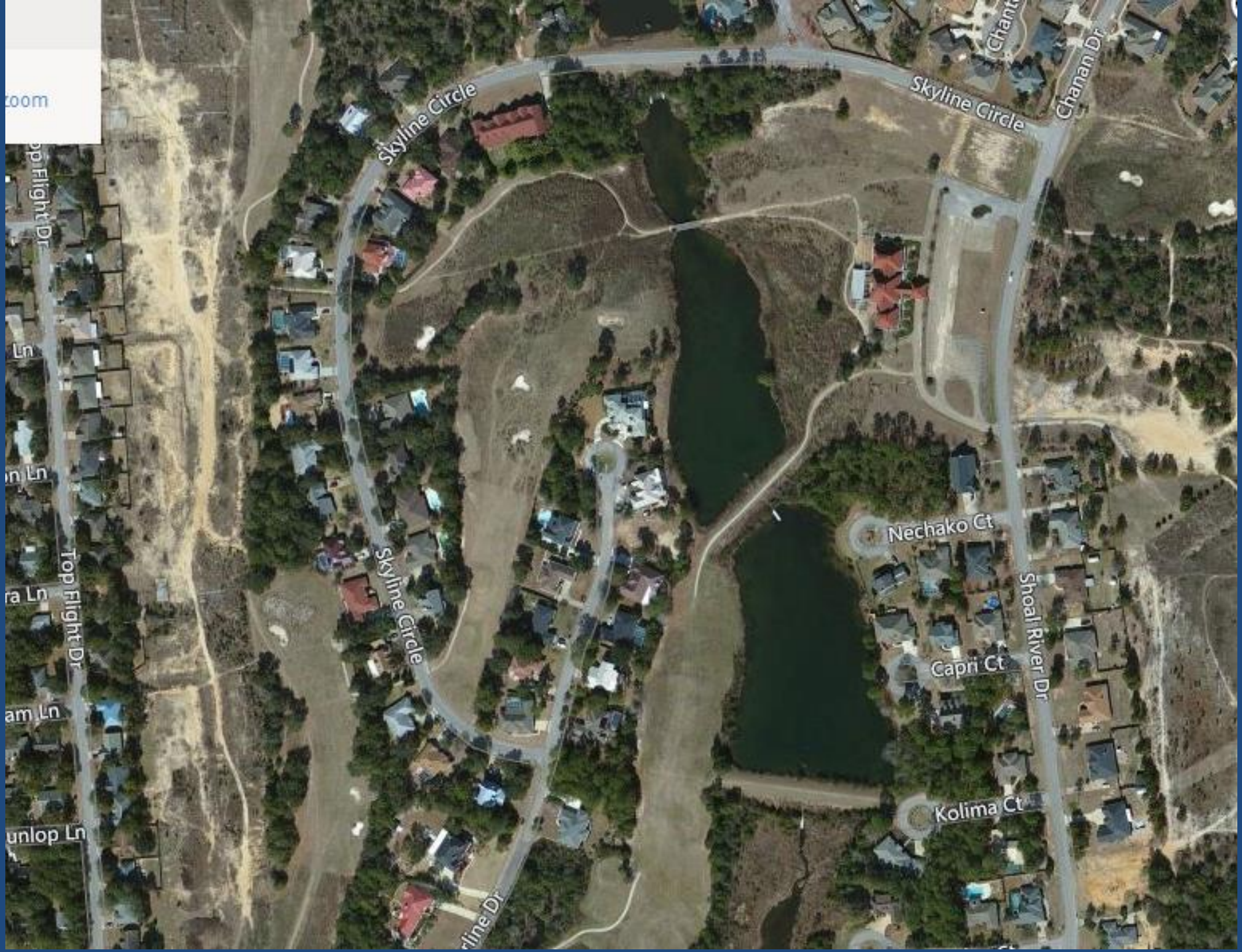
New Business

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.