Shoal River Homeowners' Assoc.

March 6 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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10:49 AM

03/03/17

Cash Basis

Shoal River Homeowners Association
Profit & Loss
January through February 2017

	Jan - Feb 17
Ordinary Income/Expense	
Income	
Service charge	100.00
Assessments	44,351.00
Penalty fees	-214.06
Interest First National	69.87
Total Income	44,306.81
Gross Profit	44,306.81
Expense	
Accounting and Legal	125.00
Gulf Power	1,639.57
Total Expense	1,764.57
Net Ordinary Income	42,542.24
Other Income/Expense	
Other Expense	
Customer Refund	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	**42,542.24**

SRHOA FINANCIAL SUMMARY
February 28, 2017

Expenses	Jan/Feb 2017	2017 YTD	Budget 2017
Gulf Power	$ 1,639.57	$ 1,639.57	$ 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	$ 125.00	$ 125.00	$ 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
TOTAL	$ 1,764.57	$ 1,764.57	$ 69,414.00

SRHOA FINANCIAL SUMMARY
February 28, 2017

Income		**Jan/Feb 2017**	**2017 YTD**
	Assessments	$ 44,351.00	$ 44,351.00
	Penalty Fees	$ (214.06)	$ (214.06)
	Interest	$ 69.87	$ 69.87
	Service Charge	$ 100.00	$ 100.00
		$ 44,306.81	$ 44,306.81
Net Income		$ 42,542.24	$ 42,542.24

Balance 2/28/2017	Chequing	**$ 56,177.51**
	Money Market	**$ 46,644.11**
Uncollected Assessments thru End of December 2016 (includes late fees and the 2017 assessment)		**$ 9,155.65**
Uncollected Assessments for 2017		**$ 9,538.00**

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Architectural Review Committee

1)

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Compliance

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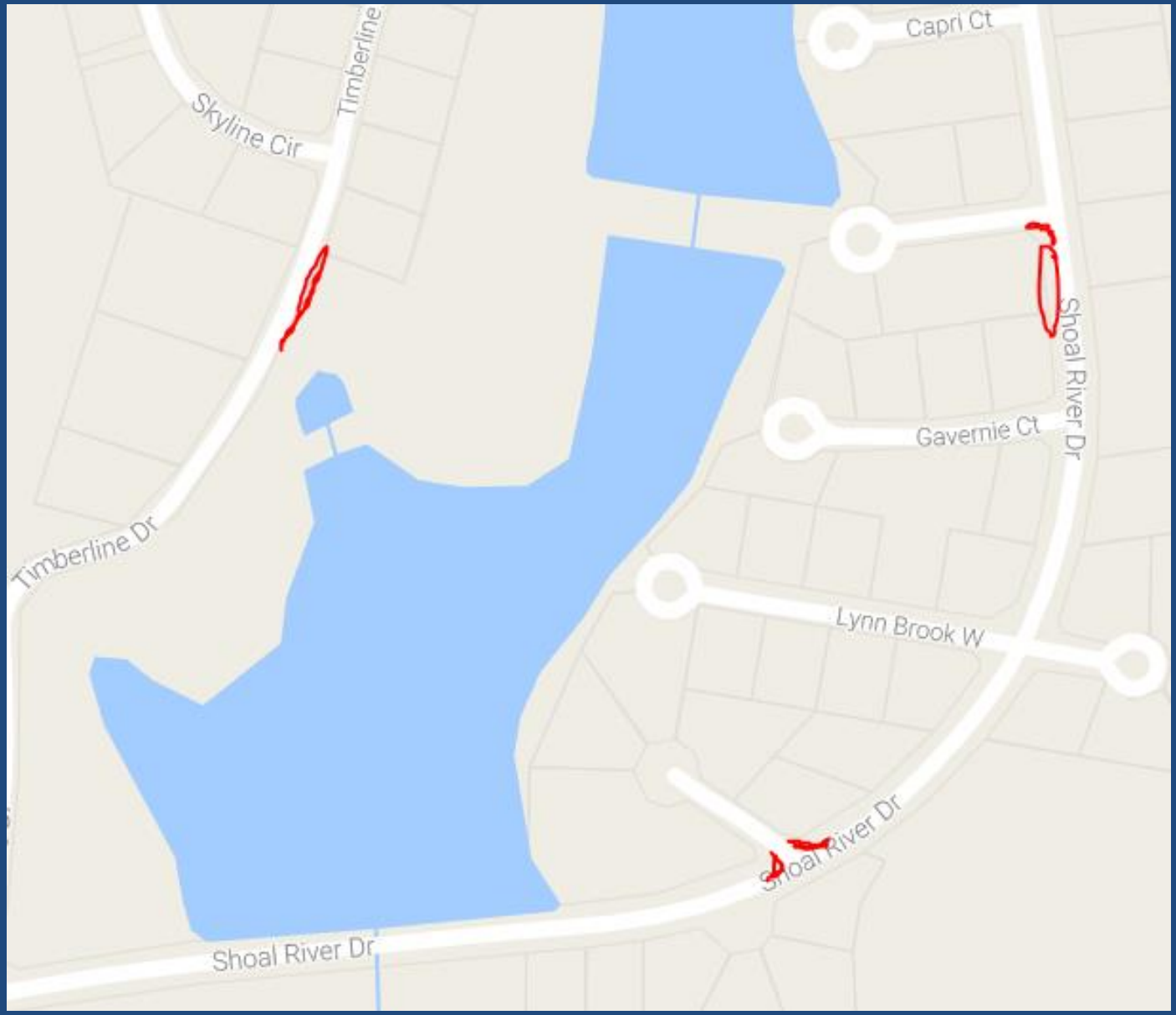
Homeowner Questions/Feedback

Roads/Landscaping

1) n/a

Roads/Landscaping

Curbs



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Nominating/Vote

1) Additional board member needed

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shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



Home Covenants Forms Maps Minutes Articles Links Contacts

News

Next business meeting -
March 6th 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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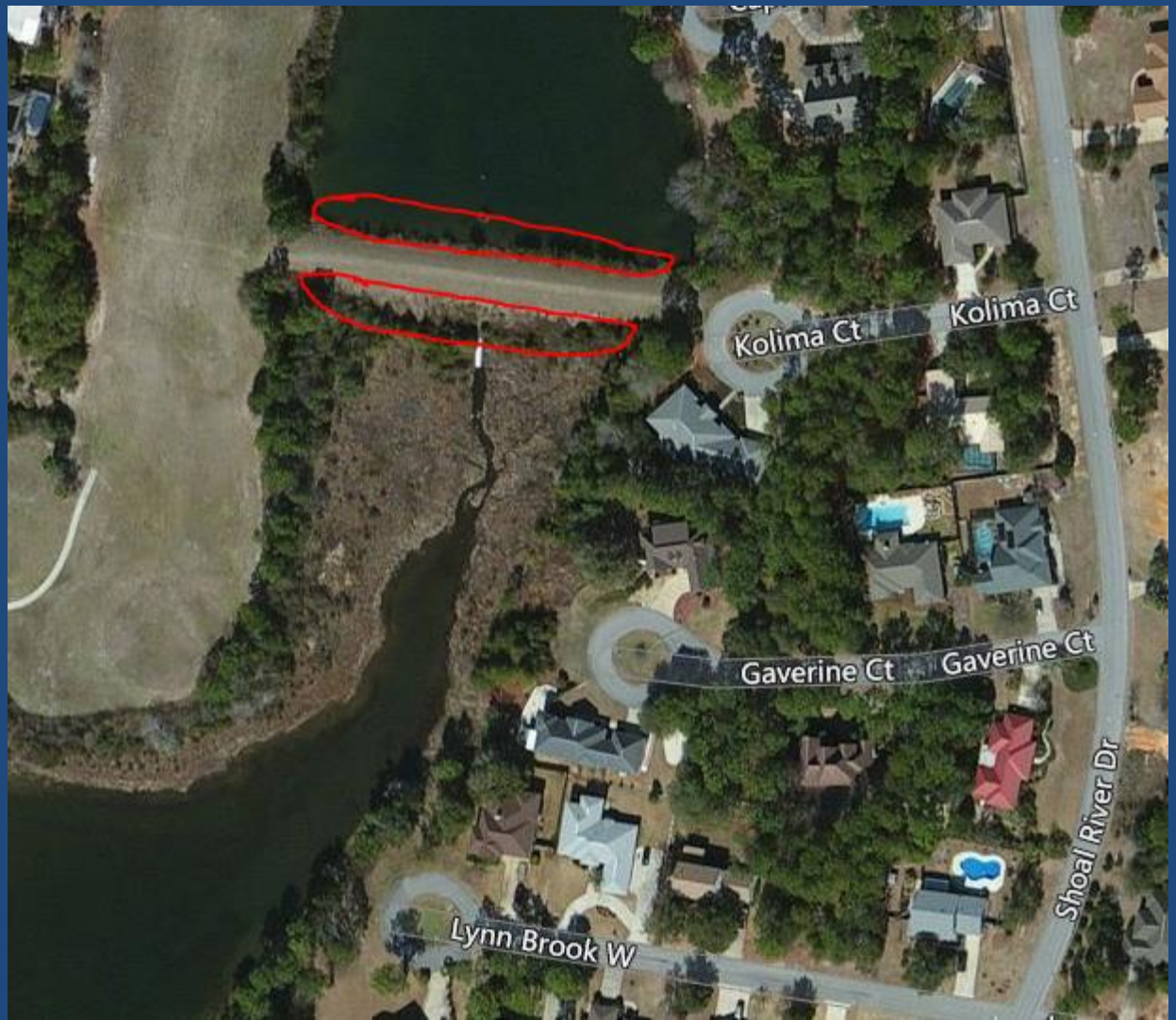
Homeowner Questions/Feedback

Dams

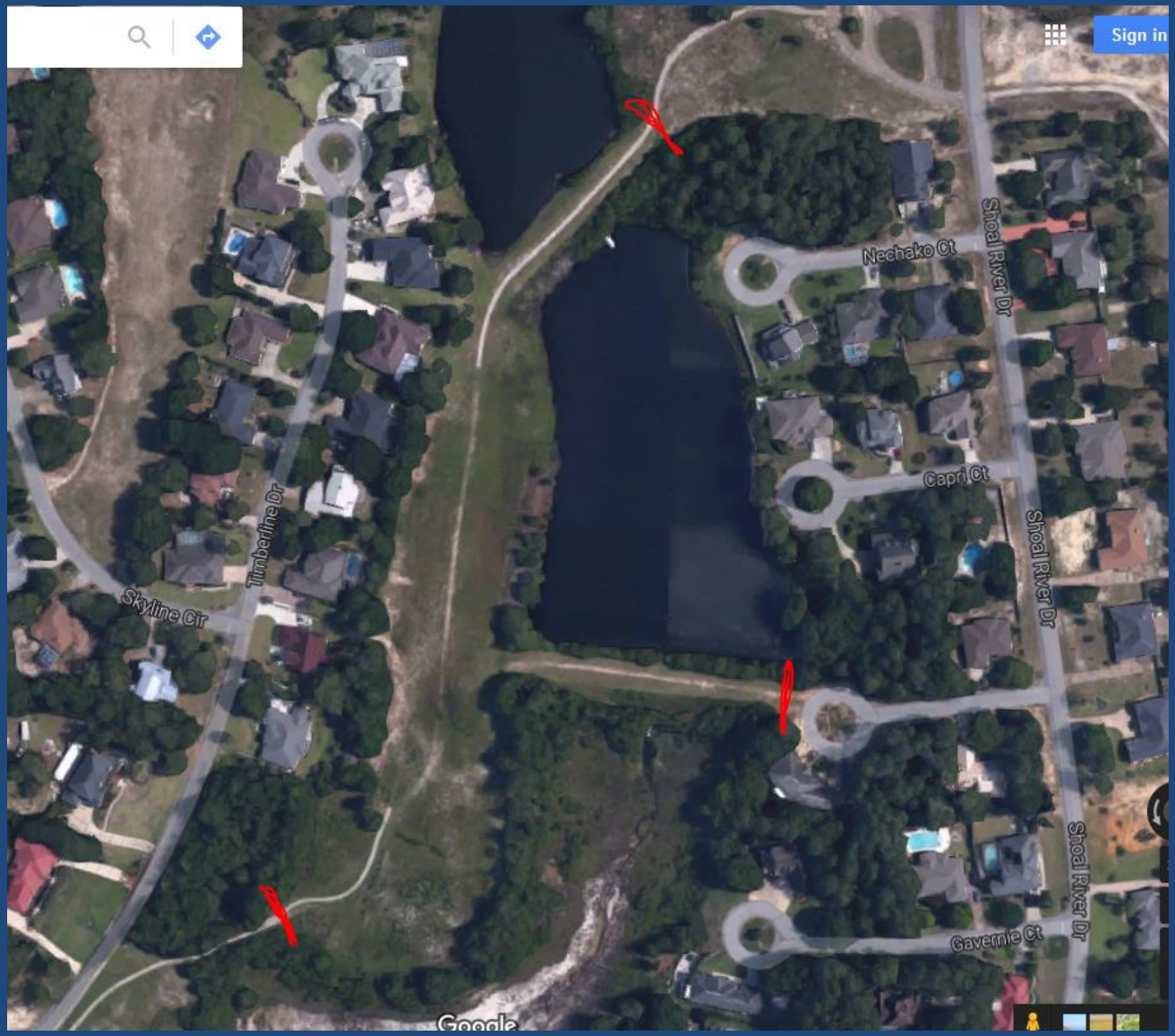
1) Clear brush - Kolima Ct dam
    a) 5 homeowners volunteered/initiated clearance of brush. Significant effort.
    b) Work initiated – much more to do
2) Erosion from ATV's – not happy
3) Recommend barriers

Dams

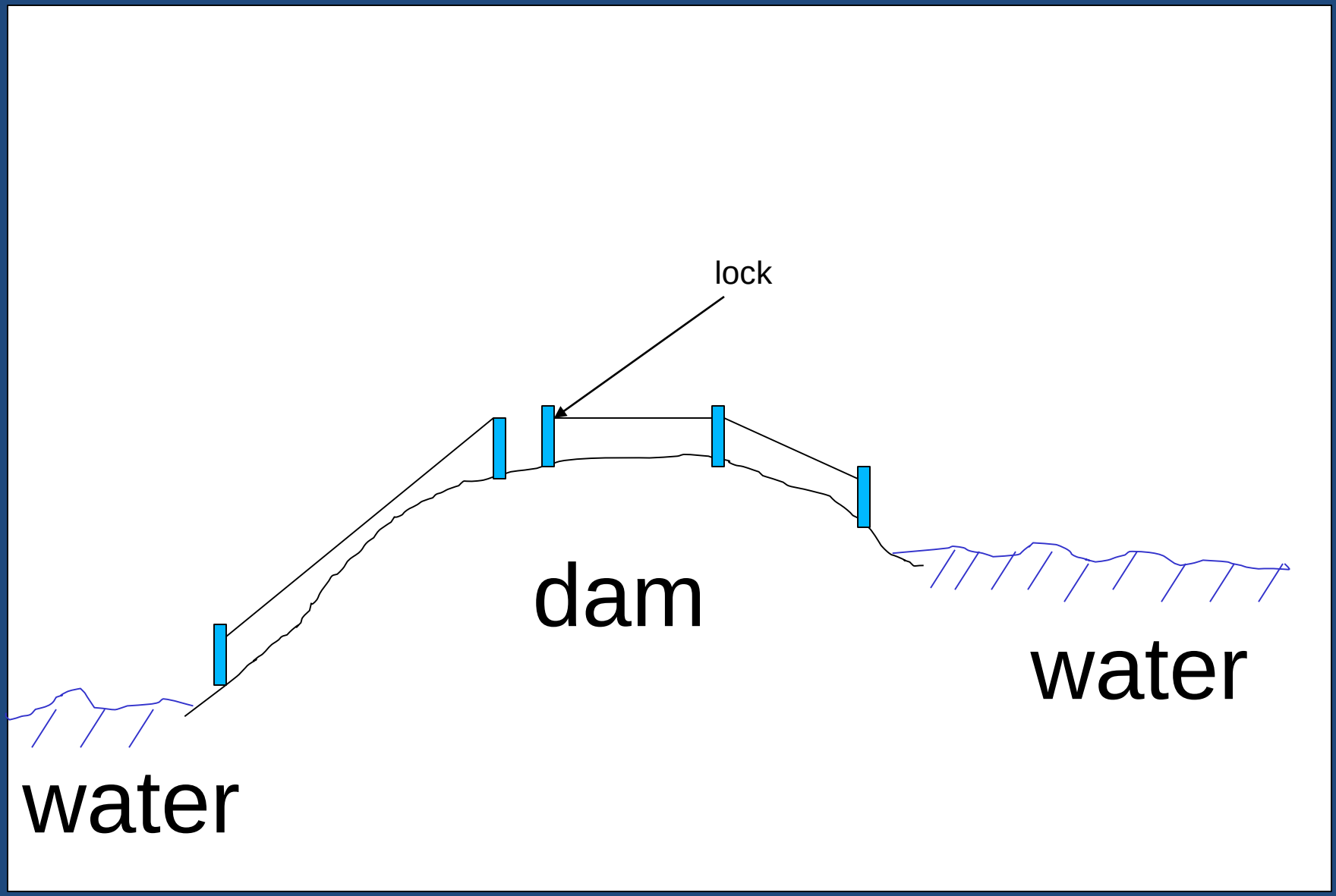
1) Clear brush on Kolima Ct dam



Dams (barriers)



Dams (barriers)



Dams – barrier – cost estimate

5 posts 4x4x8 =	$40
Key alike locks =	$15
¼” vinyl coated steel cable 75 ft =	$60
Bags of concrete 10x =	$50
Swage tool/hardware/loops	$30
Pcv pipe/reflective tape/sign	$15
Total	= $210

Dams

1) Erosion - Shoal River Dr dam



Dams – shoal river dr

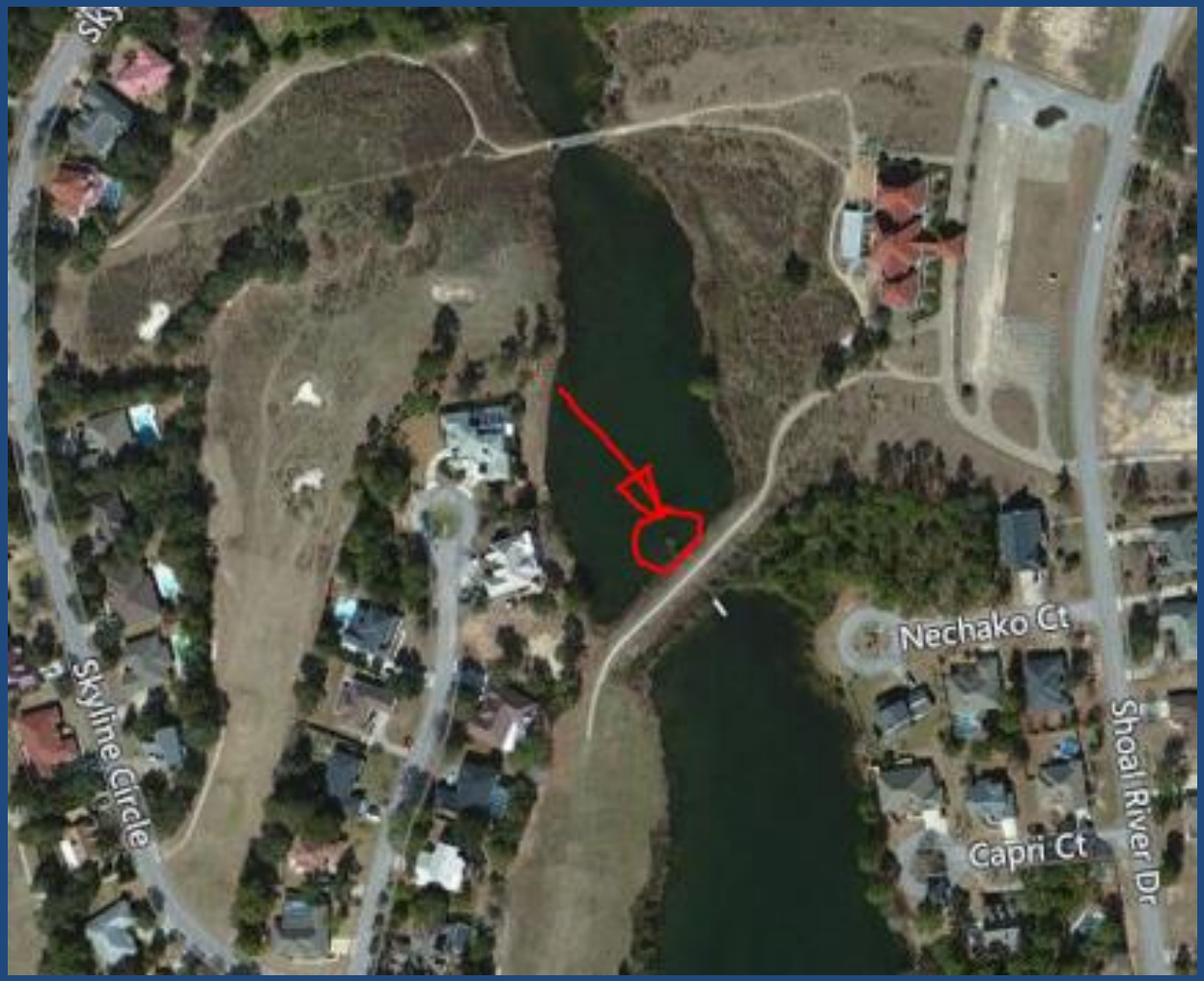
1) Erosion - 1 bid (no response from 2 others)

20’x70’ centipede sod = $1100

Dump rock/concrete = $600

Dams

1) Riser rack vegetation



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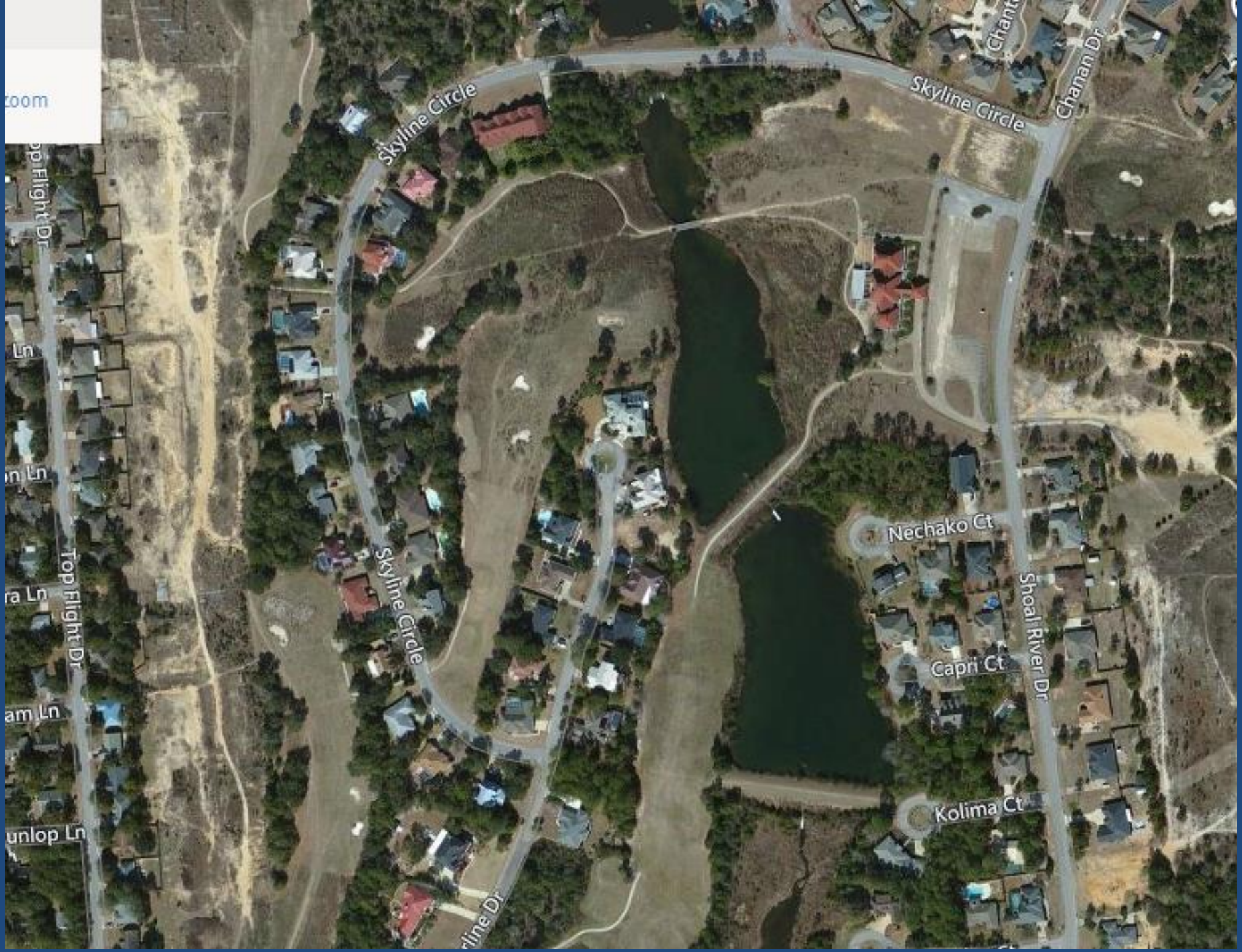
New Business

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.