SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
September 11, 2017
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The Bi-Monthly meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, September 11, 2017 at 6:40 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
John Reno, Vice President
Ruth Labhart, Secretary (without vote)
Sandy Burden, Director

3. The following board members were absent:

Phyllis Sargent, Treasurer
Gary Pangle, Director

4. There were 8 visitors present.

SECRETARY'S REPORT Ruth Labhart read the minutes of the May 1, 2017 Bi-Monthly Meeting. The minutes were approved.as written.

TREASURER'S REPORT:

1. Ian Weaver gave the following financial report:

a. Balance in First National Bank Checking Account as of 8/31/17 was $57,022.42

b. Balance in First National Bank Money Market Account as of 8/31/17 was $46,761.81

c. Outstanding assessments for 2017 are $1,362.66; and for 2016 are $7,695.02.
.
d. Expenses for May thru August:

Gulf Power	$ 3,327.69
Landscaping	2,925.00
Web	16.17
Total Expenses	$ 6,268.86

COMMITTEE REPORTS:

1. **Architectural Review:** Ian reported a backyard fence at lot 56LE was approved. This homeowner additionally requested a fence with a gate in the front yard which was disapproved. The homeowner was invited to come to the meeting and discuss this with the Committee.

2. **Compliance/Complaint**:

a. Ian Weaver reported the following:

(1). Contacted two homeowners regarding lawn maintenance
(2). Contacted homeowner with trailers and basketball net. This is being referred to the Compliance Committee.
(3). Contacted homeowner with camping trailer in yard. This is being referred to the Compliance Committee
(4). Another homeowner with a basketball net will be referred to the Compliance committee.

b. Ian Weaver made a motion to create a Compliance Committee consisting of Terry Stewart, Dennis Dalton and Joan Morse. John Reno seconded the motion and it was approved by the board.

3. **Curbs, Roads, Landscaping:**

a. The County was contacted regarding the backed up drainage problem on Shoal River Drive. They have started working on it; however, this will take some time.

b. Ian submitted a request to fix the damaged curbs on Timberline.

c. Ian also discussed the tree/brush growth on Shoal River Drive.

4. Nominating: The Nominating Team is working on getting names of homeowners who are willing to place their name on the ballot for a board position for the next two years.

5. **Web Site**: N/A

OLD BUSINESS: Ian checked out the lighting in our neighborhood as there was some concern that the lights were not bright enough and this was a safety hazard. After checking, the board agreed there is enough lighting and no changes will be made.

NEW BUSINESS:

1. Ian Weaver reviewed the following proposed budget for 2018:

Gulf Power	$12,000.00
Landscaping	10,000.00
Accounting and Legal	5,665.00
Insurance	1,700.00
Meeting Room	350.00
Social	100.00
Printing	500.00
Postage and 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	5,000.00
Total Expenses	$36,190.00
Properties	157
Assessment for 2018	$230.15
Recommend	$230.00

Ian made a motion we accept this budget, transfer $45,000 from our checking into the money market account and reduce the assessments for next year to $230.00. Sandy Burden seconded the motion and the board approved.

2. The board approved a community garage sale to be held on the 3rd and 4th of November. Jane Barnes (850-902-3842) will take the lead on this project.

3. The next meeting will be our Annual Meeting and will be held in the Fellowship Hall at Live Oak Baptist Church on Monday, November 6, 2017, with registration at 6:30 PM.

4. Sandy Burden made a motion to adjourn the meeting at 7:45 PM. This motion was seconded by John Reno and passed by the Board.

Ruth Labhart, Secretary
Shoal River Homeowners' Association