Shoal River Homeowners' Assoc.

Sept 11 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

Shoal River Homeowners' Assoc.

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Shoal River Homeowners Association
Profit & Loss
May through August 2017

	May - Aug 17
Ordinary Income/Expense	
Income	
Service charge	100.00
Assessments	3,441.00
Assessments 2010	622.00
Penalty fees	979.68
Interest First National	139.23
Total Income	5,281.91
Gross Profit	5,281.91
Expense	
Gulf Power	3,327.69
Landscaping and Mowing	
Taxes and fees	0.00
Web Page	16.17
Total Expense	6,268.86
Net Ordinary Income	-986.95
Net Income	**-986.95**

Shoal River Homeowners Association
Profit & Loss
January through August 2017

	Jan - Aug 17
Ordinary Income/Expense	
Income	
Service charge	350.00
Assessments	53,966.84
Assessments 2010	622.00
Penalty fees	814.88
Interest First National	295.72
Total Income	56,049.44
Gross Profit	56,049.44
Expense	
Accounting and Legal	125.00
Office Supplies	120.69
Lakes and Dams	1,700.00
Gulf Power	6,598.26
Landscaping and Mowing	
Postage and Box rental	32.00
Taxes and fees	61.25
Web Page	16.17
Total Expense	12,553.37
Net Ordinary Income	43,496.07
Other Income/Expense	
Other Expense	
Customer Refund	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	**43,496.07**

SRHOA FINANCIAL SUMMARY
August 31, 2017

		May-Aug 2017	YTD 2017
Expenses			
	Gulf Power	$ 3,327.69	$ 6,598.25
	Landscaping	$	
	Accounting and Legal		$ 125.00
	Postage and Box Rental		$ 32.00
	Web Site	$ 16.17	$ 16.17
	Misc/Office Supplies		$ 120.69
	Taxes and Fees		$ 61.25
	Lakes and Dams		$ 1,700.00
	Total Expenses	$ 6,268.86	$ 12,553.36
Income			
	Assessments	$ 3,441.00	$ 53,966.84
	Assessments 2010	$ 622.00	$ 622.00
	Penalty fees	$ 979.68	$ 814.88
	Interest	$ 139.23	$ 295.72
	Service Charge	$ 100.00	$ 350.00
	Total Income	$ 5,281.91	$ 56,049.44

Balance 8/31/2017		
Chequing	$	57,022.42
Money Market	$	46,761.81
Uncollected Assessments (2016)	$	7,695.02
Uncollected Assessments (2017)	$	1,362.66

Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Architectural Review Committee

1) Home with backyard fence approved. Request for fence on front yard – not approved. Suggestion made to discuss with SRHOA board on matter.

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Homeowner Questions/Feedback

Compliance

1) Lawn maintenance (2 homes)
2) Home with trailers, basketball net
    a) Needs compliance committee
3) Home with camping trailer
    a) Needs compliance committee
4) Home with basketball net
    a) TBD
5) Compliance Committee
    a) Terry Stewart, Dennis Dalton, Joan Morse

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Curbs, Roads, Landscaping, Grounds, Lights

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Homeowner Questions/Feedback

Roads/Landscaping

1) Backed up drainage – Shoal River Drive
    a) Contacted County
        i. Being worked – but slowly
2) Request to fix curbs – Timberline Dr
3) Tree/brush growth – Shoal River Dr.

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Old Business

New Business

Homeowner Questions/Feedback

Nominating/Vote

1) 3 Positions open – need nomination(s)
    a) Ian Weaver agreed to re-run
    b) John Reno ?
    c) Phyllis Sargent (treasurer)

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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 -
May 1 2017 - 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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Old Business

New Business

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Shoal River Homeowners' Assoc.

Sept 11 2017

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Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

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Nominating (Gary Pangle/Ruth Labhart)

Web Site (Ian Weaver)

Old Business



New Business

Homeowner Questions/Feedback

New Business

1) Budget for 2018
2) Proposed assessment
3) Transfer of funds (checking to money market)

2018 Budget

	2017 YTD	2017	2018
Gulf Power	$6,598.25	$12,000.00	$12,000.00
Landscaping		$10,000.00	$10,000.00
Accounting and Legal	$125.00	$5,665.00	$5,665.00
Insurance		$1,700.00	$1,700.00
Meeting Room		$350.00	$350.00
Social		$100.00	$100.00
Printing		$500.00	$500.00
Postage and Box Rental	$32.00	$450.00	$450.00
Web Site	$16.17	$25.00	$25.00
Service Fee		$100.00	$100.00
Misc/Office Supplies	$120.69	$200.00	$200.00
Taxes and Fees	$61.25	$100.00	$100.00
Lakes and Dams	$1,700.00	$38,224.00	$5,000.00
Total Expenses	$12,553.36	$69,414.00	$36,190.00
properties	157		
assessment for 2018	230.51		
recommend	230.00		

Transfer Funds

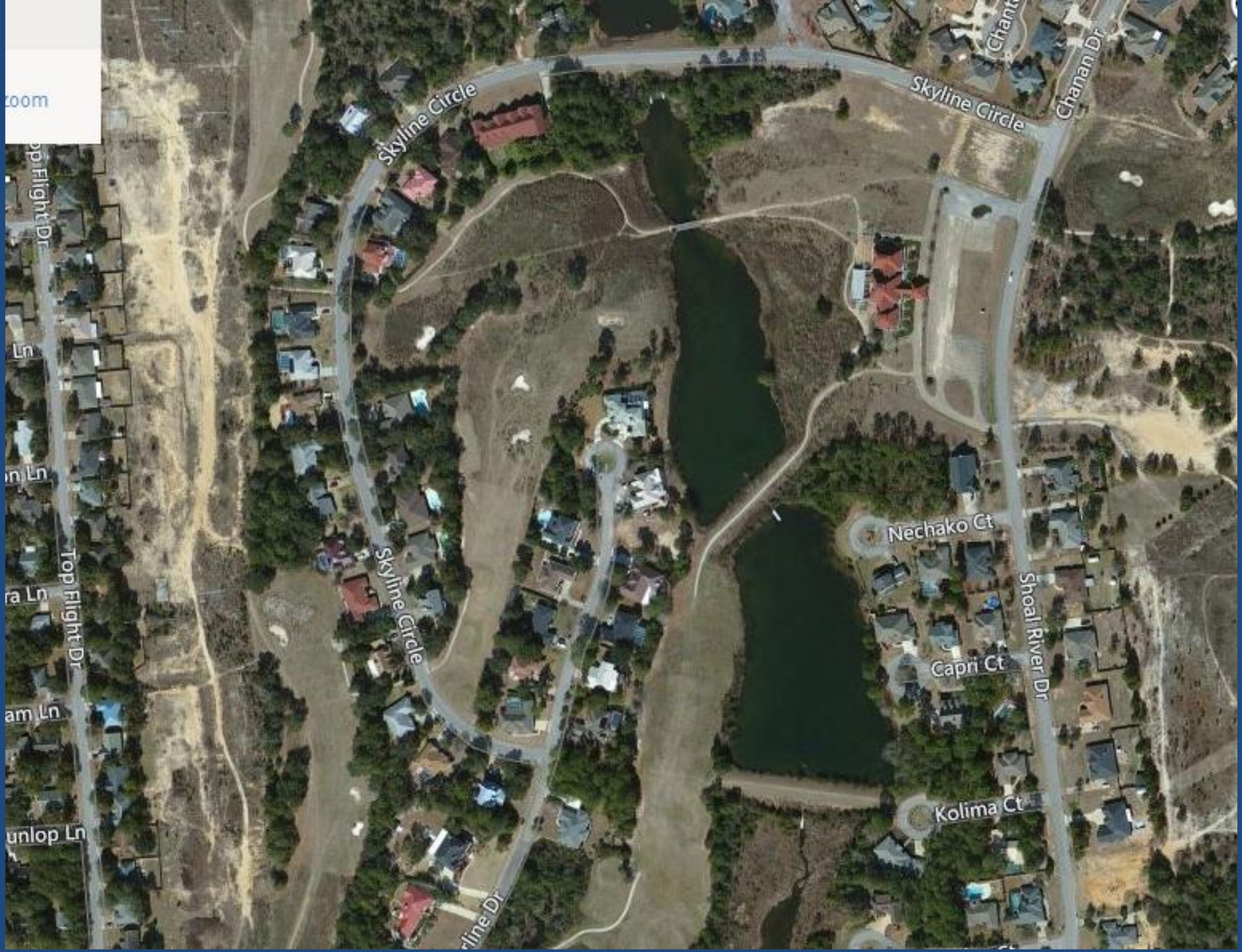
Balance 8/31/2017		
Chequing	$	57,022.42
Money Market	$	46,761.81

1) Chequing = $57,022.42
2) Withhold $12,000 in account
    a) Gulf Power $3600
    b) Insurance $1700
    c) Landscaping $
    d) Buffer $4750
3) Transfer $45,000 from checking to MM
    a) 46K+45K ≈ 91K

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.