Shoal River Homeowners' Assoc.

Nov 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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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	
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 on Monday, November 6, 2017 with registration at 6:30 PM, in the Fellowship Hall at Live Oak Baptist Church.

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

Shoal River Homeowners' Assoc.

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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

EXPENSES			
	Sept Oct 2017	2017 YTD	2017
Gulf Power	$1,762.38	$8,360.64	$12,000.00
Landscaping			$10,000.00
Legal	$1,107.21	$1,232.21	$5,000.00
Accounting			$665.00
Insurance			$1,700.00
Meeting Room			$350.00
Social			$100.00
Printing			$500.00
Postage and Box Rental		$32.00	$450.00
Web Site		$15.17	$25.00
Service Fee			$100.00
Misc/Office Supplies		$120.69	$200.00
Taxes and Fees		$61.25	$100.00
Lakes and Dams	$1,800.00	$3,500.00	$38,224.00
Total Expenses	$7,594.59	$20,146.96	$69,414.00

		Sep-Oct 2017	YTD 2017
Expenses			
	Gulf Power	$ 1,762.38	$ 8,360.64
	Landscaping and Mowing	$	
	Accounting and Legal	$ 1,107.21	$ 1,232.21
	Postage and Box Rental		$ 32.00
	Web Site		$ 15.17
	Misc/Office Supplies		$ 120.69
	Taxes and Fees		$ 61.25
	Lakes and Dams	$ 1,800.00	$ 3,500.00
	Total Expenses	$ 7,594.59	$ 20,146.96
Income			
	Assessments	$ 1,335.00	$ 55,301.84
	Assessments 2010		$ 622.00
	Penalty fees	$ 529.20	$ 1,344.08
	Interest	$ 59.96	$ 355.68
	Service Charge		$ 400.00
	Total Income	$ 1,924.16	$ 58,023.60
Net Income		$ (5,670.43)	$ 37,876.64

Balance 10/31/2017		
Chequing	**$**	**7,301.05**
Money Market	**$**	**91,821.24**
Uncollected Assessments (2016)	**$**	**4,870.55**
Uncollected Assessments (2017)	**$**	**2,513.80**

Shoal River Homeowners Association
Profit & Loss
January through October 2017

	Jan - Oct 17
Ordinary Income/Expense	
Income	
Service charge	400.00
Assessments	55,301.84
Assessments 2010	622.00
Penalty fees	1,344.08
Interest First National	355.68
Total Income	58,023.60
Gross Profit	58,023.60
Expense	
Accounting and Legal	1,232.21
Office Supplies	120.69
Lakes and Dams	3,500.00
Gulf Power	8,360.64
Landscaping and Mowing	
Postage and Box rental	32.00
Taxes and fees	61.25
Web Page	15.17
Total Expense	20,146.96
Net Ordinary Income	37,876.64
Other Income/Expense	
Other Expense	
Customer Refund	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	**37,876.64**

Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Architectural Review Committee

1) TBD

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Homeowner Questions/Feedback

Compliance

1) N/A

Shoal River Homeowners' Assoc.

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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

Roads/Landscaping

1) N/A

Shoal River Homeowners' Assoc.

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Architectural Review (Sandra Burden)

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Curbs, Roads, Landscaping, Grounds, Lights



Nominating (Gary Pangle/Ruth Labhart)

Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

Nominating/Vote

1) Vote – annual meeting

Shoal River Homeowners' Assoc.

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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

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



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

News

Next business meeting -
Annual Meeting
Monday
Nov 6 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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Web Site (Ian Weaver)



Old Business

New Business

Homeowner Questions/Feedback

Shoal River Homeowners' Assoc.

Nov 6 2017

Agenda

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Andrea Blum)

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

New Business

1) Accounting solutions/options

2) Budget for 2018

Accounting Solutions/Options

1) HOA Management
    a) Accounting, total payment/collection solution, delinquent payments, maintain/store records, record minutes, manage estoppels, manage website, inspect property landscaping – and covenant violations etc.
    b) Quote $xxxx/yr

Accounting Solutions/Options

2) Accountant Quotes #1 - $yyyy/yr

Accounting Solutions/Options

2) Accountant Quotes #2

    a) $zzzz/yr (phone quote)

Accounting Solutions/Options

2) Accountant Quotes #3 - $abcd/yr

Accounting Solutions/Options

3) Pay homeowner within SRHOA $aaa/month ($aaaa/yr)? Any volunteers?

4) Board member agrees to perform function – but we embrace full Quickbooks/cloud option.

a) $600/yr – unlimited QB support

b) $1600 credit card fees (online payment integration)

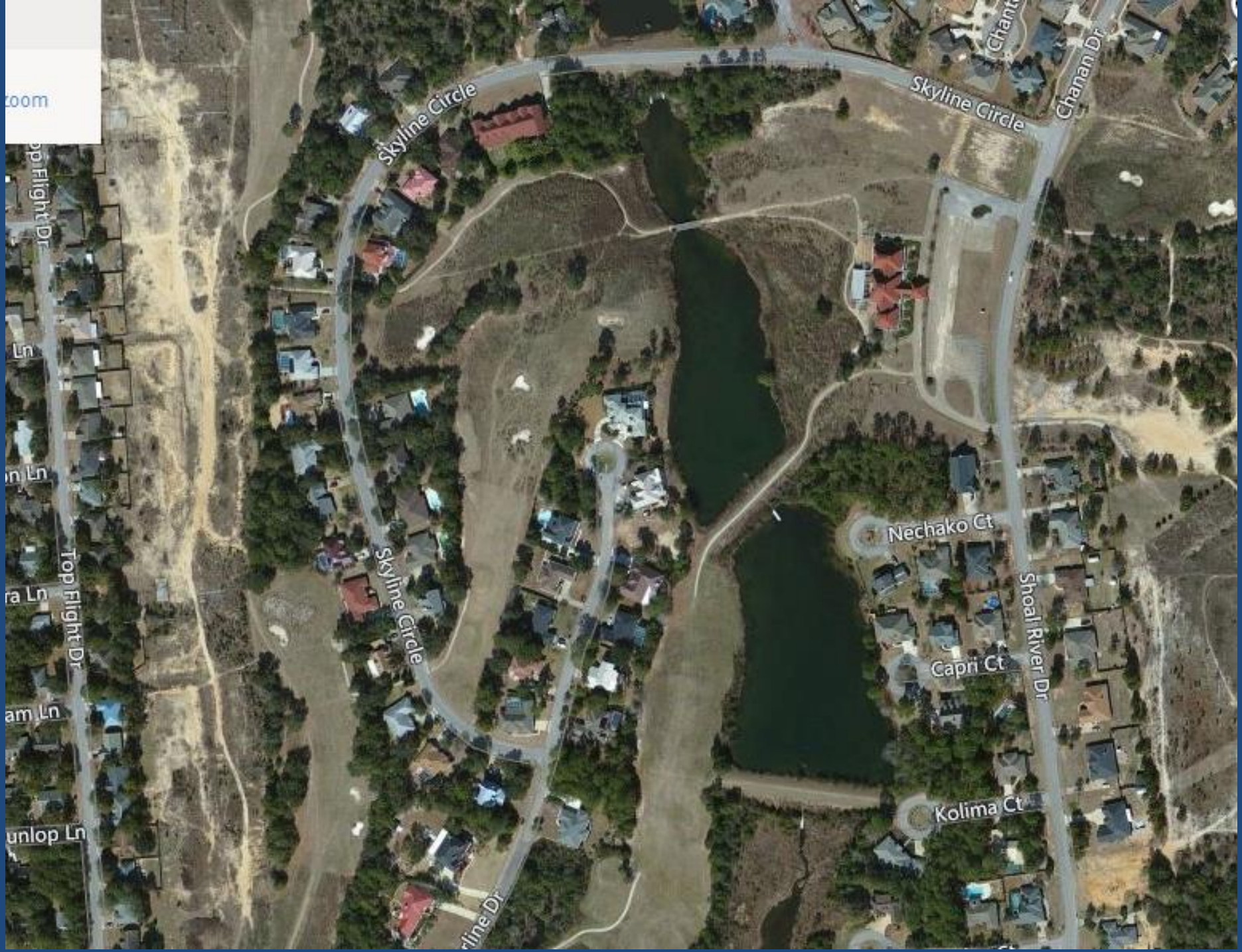
2018 Budget

	2017 YTD	2017	2018
Gulf Power	$8,360.64	$12,000.00	$12,000.00
Landscaping	$6,825.00	$10,000.00	$10,000.00
Legal	$1,232.21	$5,000.00	$5,000.00
Accounting		$665.00	$6,000.00
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	$15.17	$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	$3,500.00	$38,224.00	$5,000.00
Total Expenses	$20,146.96	$69,414.00	$41,525.00
properties	154		
assessment for 2018	269.64		
recommend	270.00		

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.