Shoal River Homeowners' Assoc.

Sept 10 2018

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Joe Sanchez)
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

June - August, 2018

	TOTAL
▾ Income	
Assessments	262.14
Interest First National	77.58
Penalty fees	7.86
Total Income	**$347.58**
GROSS PROFIT	**$347.58**
▾ Expenses	
Accounting and Legal	61.25
Bank Service Charges	0.00
Gulf Power	1,700.30
Landscaping and Mowing	
Service fee	-50.00
Web Page	24.65
Total Expenses	**$5,636.20**
NET OPERATING INCOME	**$ -5,288.62**
NET INCOME	**$ -5,288.62**

Shoal River Homeowners Association

PROFIT AND LOSS

January - August, 2018

	TOTAL
▾ Income	
Assessments	30,889.62
Court Costs	0.00
Interest First National	270.47
Penalty fees	336.83
Service charge	250.00
Unapplied Cash Payment Income	-6.65
Total Income	**$31,740.27**
GROSS PROFIT	**$31,740.27**
▾ Expenses	
Accounting and Legal	4,061.25
Bank Service Charges	0.00
Gulf Power	7,878.91
Landscaping and Mowing	
Service fee	-25.00
Web Page	24.65
Total Expenses	**$17,314.81**
NET OPERATING INCOME	**$14,425.46**
NET INCOME	**$14,425.46**

Shoal River Homeowners Association

BALANCE SHEET

As of August 31, 2018

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
First NBC Money Market	92,165.19
Hancock Bank	31,727.88
Total Bank Accounts	**$123,893.07**
Accounts Receivable	
Assessments Receivable	1,001.93
Total Accounts Receivable	**$1,001.93**
Other Current Assets	
Undeposited Funds	10.00
Total Other Current Assets	**$10.00**
Total Current Assets	**$124,905.00**
TOTAL ASSETS	**$124,905.00**

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Architectural Review Committee

1) TBD

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Compliance

1) 3 Issues – CC meeting 8/11
    a) 2 homes – lawn mowing
    b) Trailer in driveway
2) Current CC members
    1) Dalton
    2) Stewart
    3) Morse
    4) Lord

Compliance

3) Repeat compliance issue (ex: lawn not mowed repeatedly)

a) Current process cumbersome (costly?)
b) Recommend enhanced process option
c) SRHOA authority to mow front yard and charge cost to homeowner
d) Note: fine must be paid BEFORE assessment
    i. Pro – issue addressed immediately
    ii. Con – upfront cost to SRHOA

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Homeowner Questions/Feedback

Roads/Landscaping

1) Significant hog damage on Shoal River Dr dam
    a) “fill-in” of holes courtesy of Terry Landscaping

Roads/Landscaping

1) Quotes for 2019/2010 landscaping

Common areas and dams Apr 1 thru Oct 31 (2x/month)

a) $xxxxx/month

b) $yyyyy/month

c) $zzzzz/month

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Homeowner Questions/Feedback

Nominating/Vote

1) Gary Pangle and Sandra Burden term expiring
2) Sterling Magby absence

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Homeowner Questions/Feedback

shoalriverhoa.com

www.shoalriverhoa.com

Search

Shoal River Homeowners' Association

Crestview, Florida



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News

Next business meeting -
Monday
Sept 10th 2018
- 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

2018	$270.00 due NLT Jan 31 2018
2017	$445.00
2016	$445.00
2015	$445.00
2014	$245.00
2013	$281.00
2012	$140.00
2011	$125.00

Website

1) Website briefly offline late August – host transition (ixwebhosting to site5)/Godaddy DNS (“shoalrivehoa.com”)/servername pointer issue. Issue resolved.

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Old Business

New Business

Homeowner Questions/Feedback

Old Business

1) Letter to homeowners
    a) Online paying of assessments – provide email
        i. Significant convenience
        ii. Provide email address to Ruth Labhart/Ian Weaver/ Joe Sanchez

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Homeowner Questions/Feedback

New Business

1) SAFETY issue – unprovoked dog attack 8/13 in neighborhood
    a) Injuries to homeowner and their dog
    b) Unleashed pitbull – negligent dog owner
        i. Dog owner and family moved out of neighborhood
    c) OKALOOSA COUNTY STATUTE
        i. Dog MUST be leashed

New Business

1) 2019 Budget

3		2018 YTD	2018	2019
4	Gulf Power	$7,878.91	$12,000.00	$12,000.00
5	Landscaping	$5,375.00	$10,000.00	$10,000.00
6	Legal	$4,061.25	$5,000.00	$5,000.00
7	Accounting		$6,000.00	$1,820.00
8	Insurance		$1,700.00	$1,700.00
9	Meeting Room		$350.00	$350.00
10	Social		$100.00	$100.00
11	Printing		$500.00	$500.00
12	Postage and Box Rental		$450.00	$450.00
13	Web Site	$24.65	$25.00	$25.00
14	Service Fee	-$25.00	$100.00	$100.00
15	Misc/Office Supplies		$200.00	$200.00
16	Taxes and Fees		$100.00	$100.00
17	Lakes and Dams		$5,000.00	$5,000.00
18	Total Expenses	$17,314.81	$41,525.00	$37,345.00

New Business

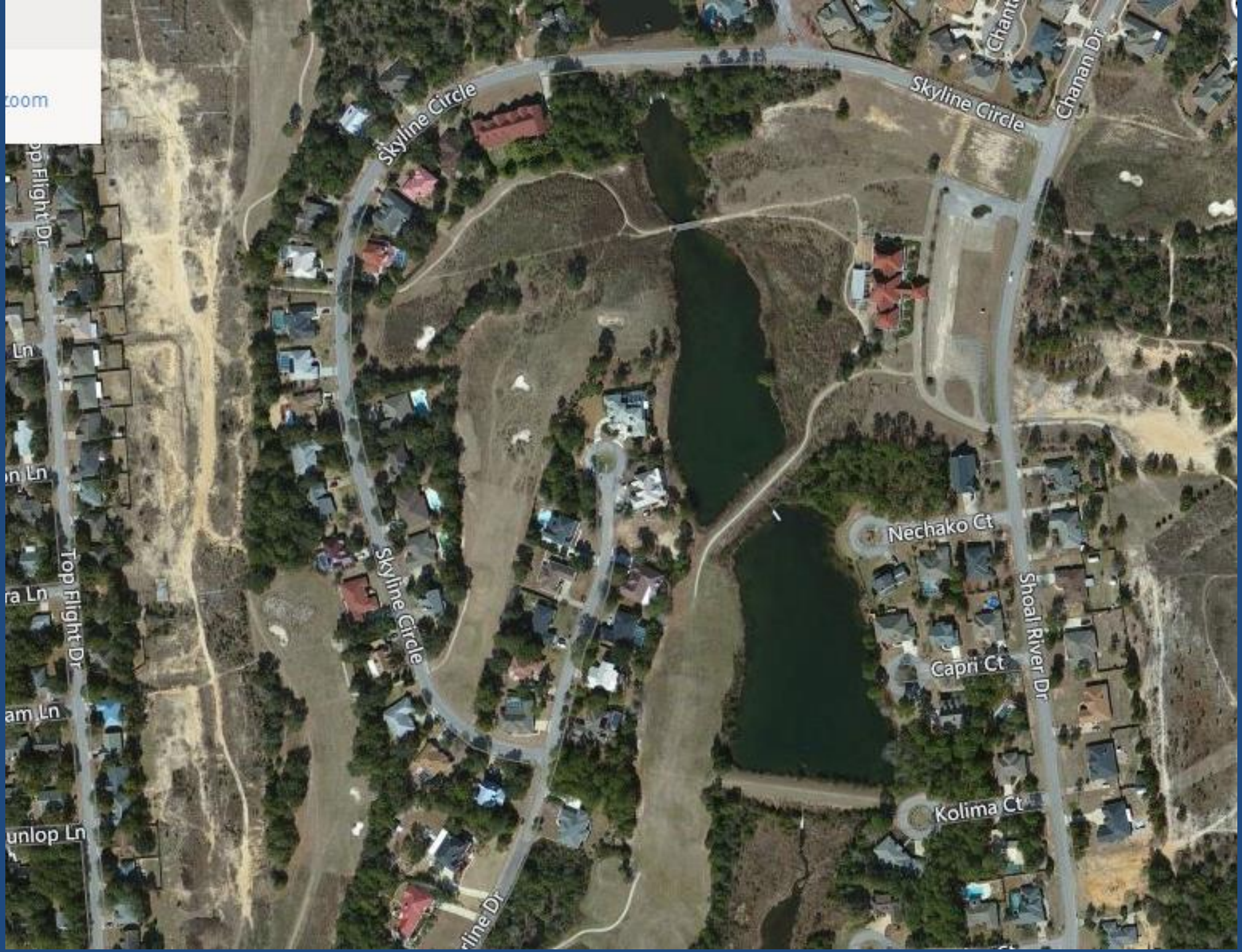
1) Assessment

2019 budget	$37,345.00
Number of LOTS	156
Assessment initial	$239.39
QB creditcard fee (2.9% + $0.25)	$7.19
total	$246.58
2019 SRHOA Assessment	$250

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.



