Shoal River Homeowners' Assoc.

Nov 12 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

Shoal River Homeowners' Assoc.

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SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
September 10, 2018
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 10, 2018 at 6:33 PM at Live Oak Baptist Church.

2. The following board members were present:

    Ian Weaver, President
    Ruth Labhart, Secretary vote)
    Sterling Magby, Director
    Gary Pangle, Director

3. The following board members were absent:

    Sandra Burden
    John Reno
    Joe Sanchez

4. There were five homeowners present.

SECRETARY'S REPORT Ruth Labhart reviewed the minutes of the June 11, 2018 meeting. After review, Ian Weaver made a motion to approve the minutes as written. This was seconded by Gary Pangle and approved by the board.

TREASURER'S REPORT: Ian Weaver reviewed our financial status as follows:

1. Balance in First National Bank Checking Account as of 8/31/2018: $31,727.88

2. Balance in First National Bank Money Market Account as of 8/31/2018: $92,165.19

3. Expenses for June, July and August 2018: $5,636.20

COMMITTEE REPORTS:

1. **Architectural Review:** Gary Pangle reported there were two requests: One for a fence and one for a shed – both approved.

2. **Compliance/Complaint**: Ian Weaver reported the following:

a. Compliance committee meeting is scheduled for Tuesday night, September 11, 2018. Two items on agenda for lawns not in compliance.

b. Three contractors submitted bids for landscaping. After review, Gary Pangle recommended we accept the bid from Terry's Landscaping. Sterling Magby seconded the motion and it was approved by the board.

c. Ian discussed the compliance issue of lawns repeatedly not mowed. He explained the current process is cumbersome and costly. He recommended SRHOA Board be given authority to mow front yards and charge the cost to the homeowner. He stated the fine must be paid before assessment. No action was taken at this time.

4. Nominating: Gary Pangle reported he had no names of candidates to submit for board members for the next two years. He stated we would contact Sandra Burden to see if she would run again and the team will be looking for more candidates to run.

5. **Web Site**: Ian stated online paying of assessments is available and we need e-mail addresses for all homeowners to complete this project.

OLD BUSINESS: N/A

NEW BUSINESS:

1. Ian reported there was a safety issue where an unprovoked dog attack took place on August 13 in our neighborhood which resulted in:

    a. Injuries to a homeowner and their dog
    b. Negligent dog owner with an unleashed pit bull. Dog owner and family moved out of neighborhood
    c. Okaloosa County Statutes state all dogs must be on a leash.

2. It was reported there was an unusually large amount of trash at 322 Skyline Circle. Ian called waste management and it should be picked up in a couple of days.

3. The 2019 Budget was reviewed by the Board with Assessments for 2019 of $250.00. Gary Pangle made a motion to accept this budget, Sterling Magby seconded the motion and the board approved.

4. The next scheduled meeting will be the Annual Meeting which will be on Monday, November 12, 2018 in the Fellowship Hall at Live Oak Baptist Church at 7:00 PM. Registration will begin at 6:30 PM.

5. Gary Pangle made a motion to adjourn the meeting at 7:35 PM, Ian Weaver seconded the motion, and it was approved by the Board.

Ruth Labhart, Secretary
Shoal River Homeowners' Association

Shoal River Homeowners' Assoc.

Nov 12 2018

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Old Business
New Business

Homeowner Questions/Feedback

Shoal River Homeowners Association

PROFIT AND LOSS

September - October, 2018

	TOTAL
▾ Income	
Interest First National	0.54
Total Income	**$0.54**
GROSS PROFIT	**$0.54**
▾ Expenses	
Gulf Power	1,700.30
Landscaping and Mowing	975.00
Total Expenses	**$2,675.30**
NET OPERATING INCOME	**$ -2,674.76**
NET INCOME	**$ -2,674.76**

Cash basis Saturday, November 10, 2018 04:19 PM GMT-06:00

Shoal River Homeowners Association

PROFIT AND LOSS

January - October, 2018

	TOTAL
▾ Income	
Assessments	31,677.11
Court Costs	0.00
Interest First National	271.31
Penalty fees	410.45
Service charge	400.00
Unapplied Cash Payment Income	-6.65
Total Income	**$32,752.22**
GROSS PROFIT	**$32,752.22**
▾ Expenses	
Accounting and Legal	4,061.25
Bank Service Charges	0.00
Gulf Power	9,579.21
Landscaping and Mowing	6,350.00
Service fee	-25.00
Web Page	24.65
Total Expenses	**$19,990.11**
NET OPERATING INCOME	**$12,762.11**
NET INCOME	**$12,762.11**

Shoal River Homeowners Association

BALANCE SHEET

As of October 31, 2018

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
First NBC Money Market	92,165.19
Hancock Bank	30,064.53
Total Bank Accounts	**$122,229.72**
Accounts Receivable	
Assessments Receivable	547.74
Total Accounts Receivable	**$547.74**
Other Current Assets	
Undeposited Funds	10.00
Total Other Current Assets	**$10.00**
Total Current Assets	**$122,787.46**
TOTAL ASSETS	**$122,787.46**

LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Nationwide Mutual Insurance Co.	640.00
Total Accounts Payable	**$640.00**
Total Current Liabilities	**$640.00**
Long-Term Liabilities	
Loans for Dam Repair	0.00
Total Long-Term Liabilities	**$0.00**
Total Liabilities	**$640.00**
Equity	
Opening Bal Equity	0.00
Unrestrict (retained earnings)	109,385.35
Net Income	12,762.11
Total Equity	**$122,147.46**
TOTAL LIABILITIES AND EQUITY	**$122,787.46**

Cash basis Saturday, November 10, 2018 04:34 PM GMT-06:00

3		2018 Sept/Oct	2018 YTD	2018
4	Gulf Power	$1,700.30	$9,579.21	$12,000.00
5	Landscaping	$975.00	$6,350.00	$10,000.00
6	Legal		$4,061.25	$5,000.00
7	Accounting			$6,000.00
8	Insurance			$1,700.00
9	Meeting Room			$350.00
10	Social			$100.00
11	Printing			$500.00
12	Postage and Box Rental			$450.00
13	Web Site		$24.65	$25.00
14	Service Fee		-$25.00	$100.00
15	Misc/Office Supplies			$200.00
16	Taxes and Fees			$100.00
17	Lakes and Dams			$5,000.00
18	Total Expenses	$2,675.30	$19,990.11	$41,525.00

Overdue Assessment Status

10 homeowners – overdue $2983.50

2019 Budget

		2018 YTD	2018	2019
Gulf Power		$9,579.21	$12,000.00	$12,000.00
Landscaping		$6,350.00	$10,000.00	$10,000.00
Legal		$4,061.25	$5,000.00	$5,000.00
Accounting			$6,000.00	$1,820.00
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			$450.00	$450.00
Web Site		$24.65	$25.00	$25.00
Service Fee		-$25.00	$100.00	$100.00
Misc/Office Supplies			$200.00	$200.00
Taxes and Fees			$100.00	$100.00
Lakes and Dams			$5,000.00	$5,000.00
Total Expenses		$19,990.11	$41,525.00	$37,345.00
	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		

ASSESSMENT

2018	2019
$270	$250

Shoal River Homeowners' Assoc.

Nov 12 2018

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Homeowner Questions/Feedback

Architectural Review Committee

1) TBD

Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Compliance

1) 3 Issues – CC meeting scheduled 9/11
    a) 2 homes – lawn mowing
    b) Trailer in driveway
2) Prior to 9/11 CC meeting
    a) 1 home mowed
    b) Trailer moved
3) CC meeting 9/11
    a) 1 home (lawn mowing) found in violation
    b) $15/day fine
    c) Lawn mowed 9/28
    d) 16 days in violation ($240 fine)

Compliance

4) Can SRHOA mow homeowners lawn proactively? Answer – “No”

Shoal River Homeowners' Assoc.

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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
    b) Thanks to Cal Lord/Terry Stewart/Hog trapping team – for the hog trapping effort

Shoal River Homeowners' Assoc.

Nov 12 2018

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New Business

Homeowner Questions/Feedback

Nominating/Vote

1) Director positions

    - Sandra Burden and Naomi Simmons

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shoalriverhoa.com

www.shoalriverhoa.com/index.html

Shoal River Homeowners' Association

Crestview, Florida



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

News

ANNUAL meeting -
Monday
Nov 12th 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

Shoal River Homeowners' Assoc.

Nov 12 2018

<u>Agenda</u>

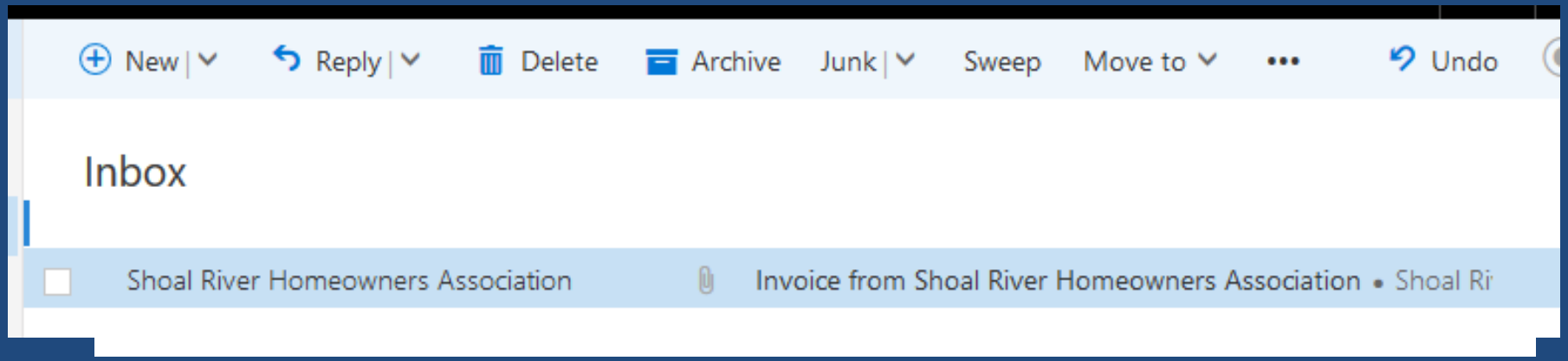
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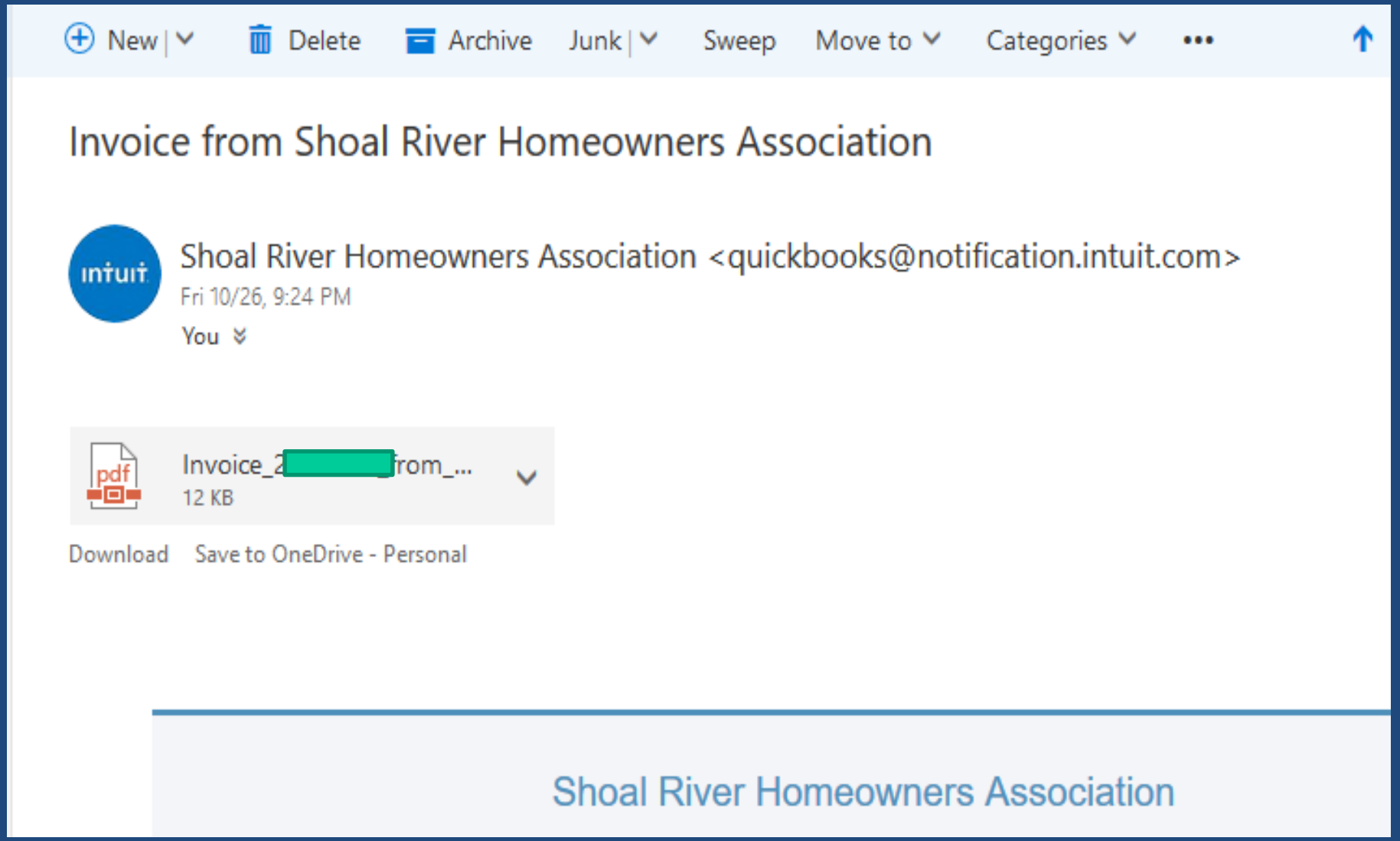
Old Business
New Business

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


New
Reply
Delete
Archive
Junk
Sweep
Move to
Undo
Inbox
Shoal River Homeowners Association
Invoice from Shoal River Homeowners Association • Shoal Ri


New
Delete
Archive
Junk
Sweep
Move to
Categories
Invoice from Shoal River Homeowners Association
Shoal River Homeowners Association <quickbooks@notification.intuit.com>
Fri 10/26, 9:24 PM
You
Invoice_2 from_...
12 KB
Download
Save to OneDrive - Personal
Shoal River Homeowners Association

Dear Weaver, Ian & Esther,

Here's your invoice! We appreciate your prompt payment.

Thanks for your business!
Shoal River Homeowners Association

INVOICE 2[redacted] DETAILS

DUE 01/31/2019

$250.00

Review and pay

Powered by QuickBooks

INVOICE 2[redacted]DETAILS

DUE 01/31/2019

$250.00

Review and pay

Powered by QuickBooks

Bill to

Weaver, Ian & Esther
Ian & Esther Weaver
602 Lynn Brook West
Crestview, FL 32539

Ship to

Weaver, Ian & Esther
Ian & Esther Weaver
602 Lynn Brook West
Crestview, FL 32539

Terms

Due Date

10/26/2018

Assessment for 2019 $250.00

Assessment for 2019 is $250.00 as approved by the Board of Directors on September 10, 2018. All assessments will be due no later than January 31, 2019.
This invoice represents only the assessment for 2019. It does not include any of the assessments, legal fees and late fees that you may owe.

1 X $250

Balance due $250.00

Review and pay

Shoal River Homeowners Association

P.O.Box 201 Crestview, FL 32536

srhoatreas1@gmail.com www.shoalriverhoa.com

If you receive an email that seems fraudulent, please check with the business owner before paying, or you can forward the email to spoof@intuit.com so we can look into it. Your security is important to us. Read more at security.intuit.com.

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Shoal River Homeowners Association
P.O.Box 201
Crestview, FL 32536
srhoatreas1@gmail.com
www.shoalriverhoa.com

Invoice

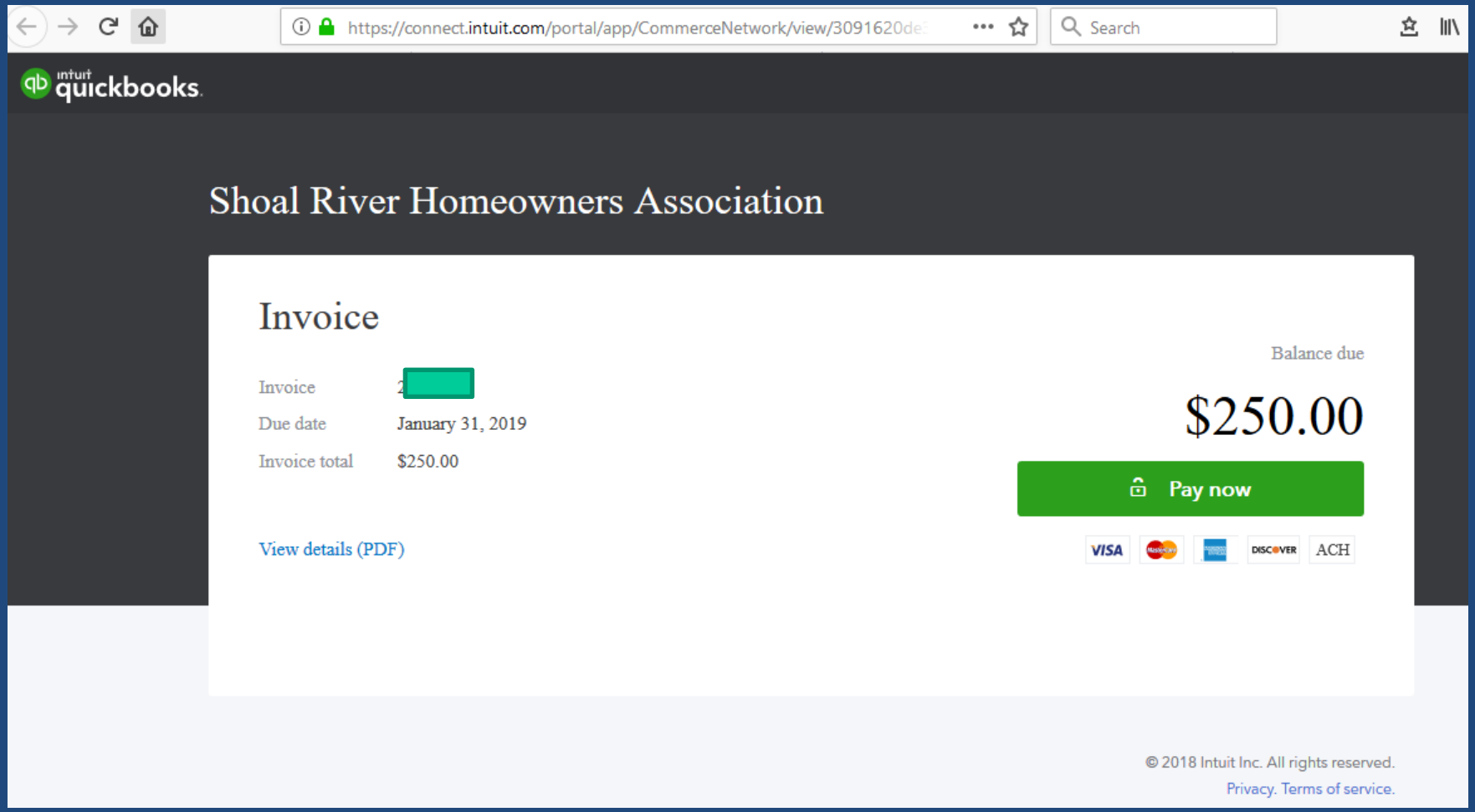
BILL TO
Weaver, Ian & Esther Ian & Esther Weaver 602 Lynn Brook West Crestview, FL 32539

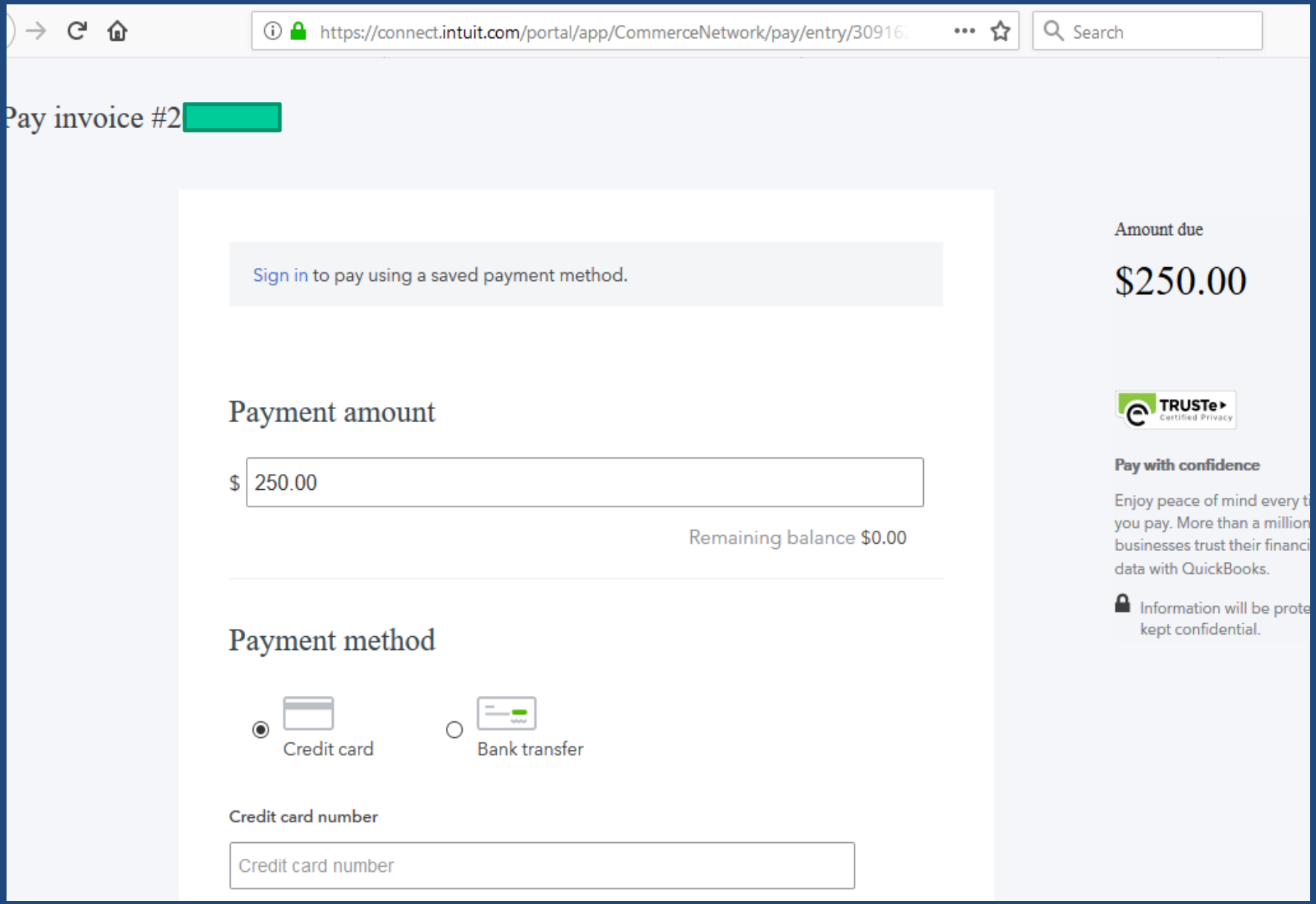
SHIP TO
Weaver, Ian & Esther Ian & Esther Weaver 602 Lynn Brook West Crestview, FL 32539

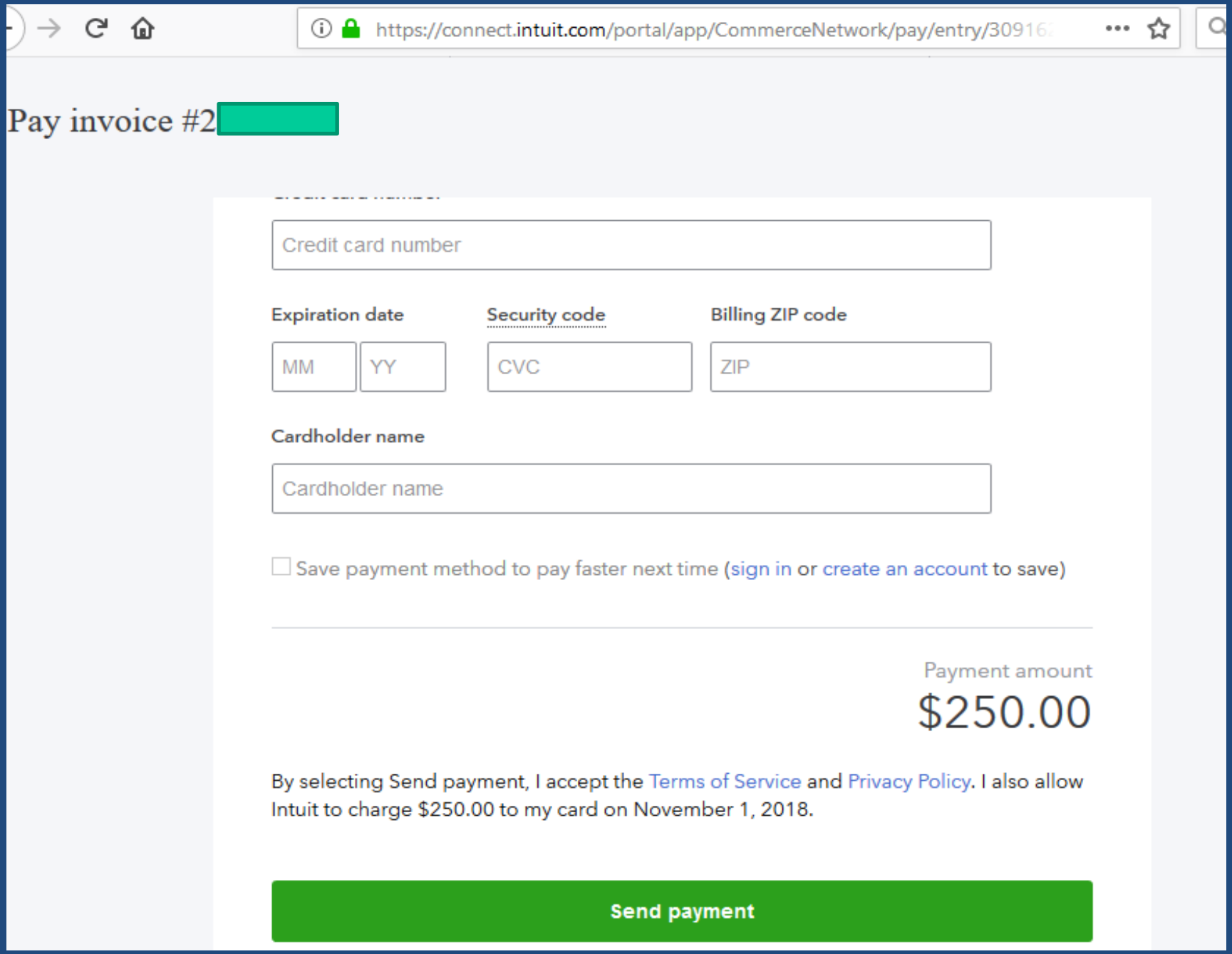
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2	10/26/2018	$250.00	01/31/2019	Due Date	

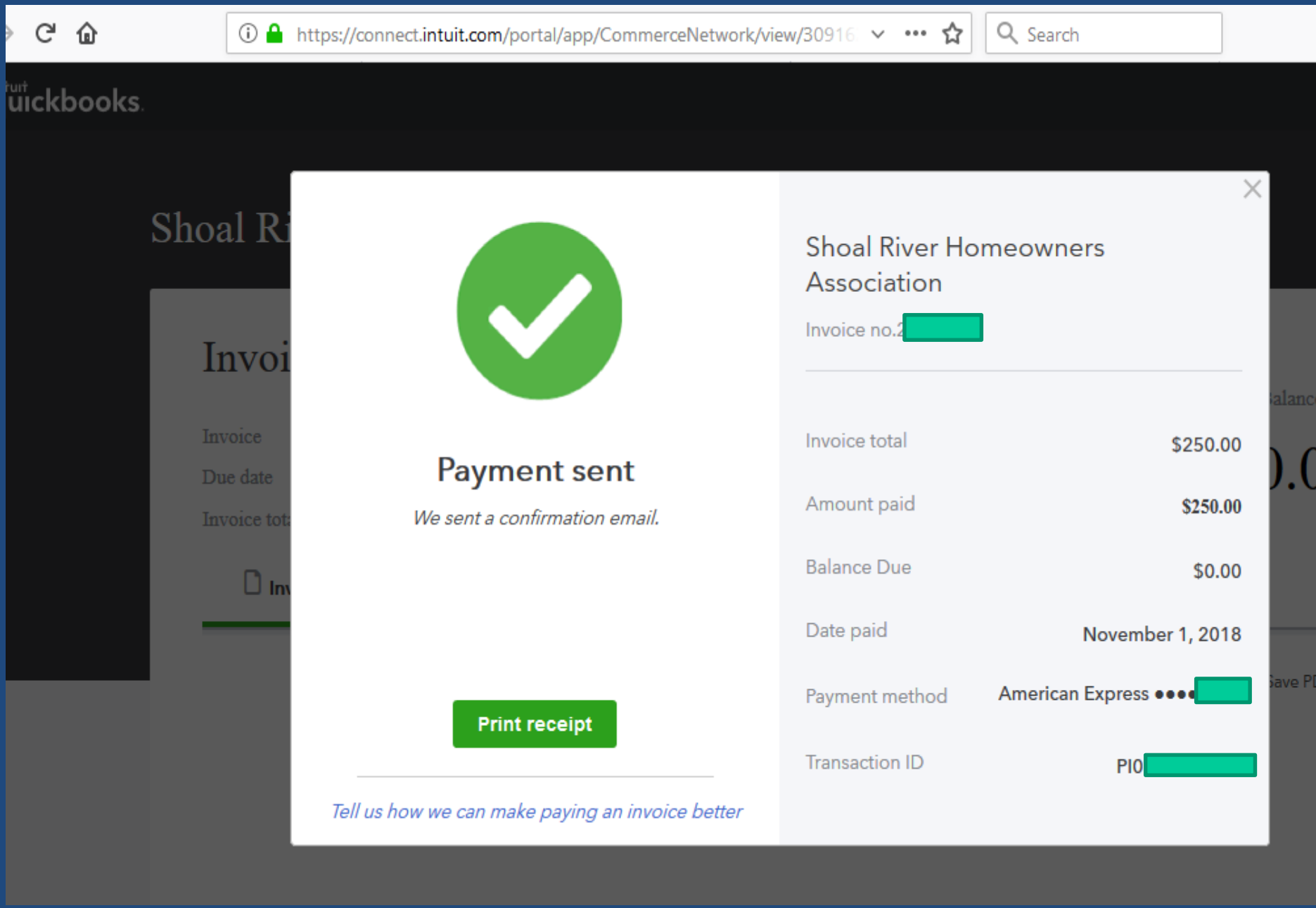
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/26/2018	**Assessment for 2019**	Assessment for 2019 is $250.00 as approved by the Board of Directors on September 10, 2018. All assessments will be due no later than January 31, 2019. This invoice represents only the assessment for 2019. It does not include any of the assessments, legal fees and late fees that you may owe.	1	250.00	250.00

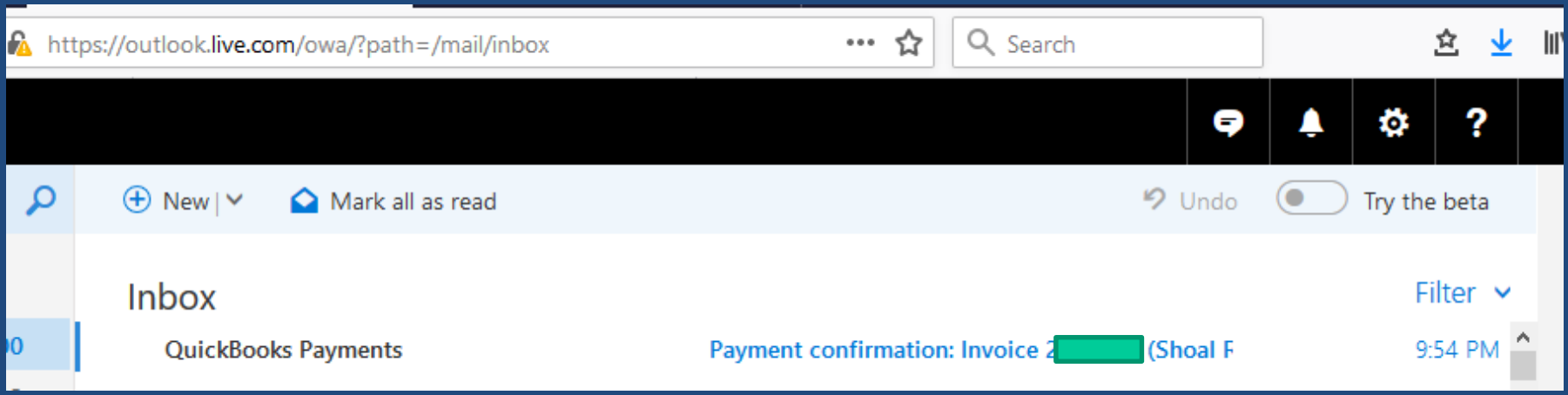
BALANCE DUE **$250.00**


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Search
intuit quickbooks
Shoal River Homeowners Association
Invoice
Invoice
Due date
January 31, 2019
Invoice total
$250.00
Balance due
$250.00
Pay now
View details (PDF)
VISA
DISCOVER
ACH
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Search
Pay invoice #2
Sign in to pay using a saved payment method.
Payment amount
$ 250.00
Remaining balance $0.00
Payment method
Credit card
Bank transfer
Credit card number
Credit card number
Amount due
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TRUSTe
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Enjoy peace of mind every t
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Expiration date
Security code
Billing ZIP code
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Cardholder name
Cardholder name
Save payment method to pay faster next time (sign in or create an account to save)
Payment amount
$250.00
By selecting Send payment, I accept the Terms of Service and Privacy Policy. I also allow Intuit to charge $250.00 to my card on November 1, 2018.
Send payment


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We sent a confirmation email.
Print receipt
Tell us how we can make paying an invoice better
Shoal River Homeowners Association
Invoice no.2
Invoice total
$250.00
Amount paid
$250.00
Balance Due
$0.00
Date paid
November 1, 2018
Payment method
American Express ••••
Transaction ID
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Filter
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Payment confirmation: Invoice 2
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Shoal River Homeowners' Assoc.

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Old Business

New Business

Homeowner Questions/Feedback

New Business

2) New Development



New Business

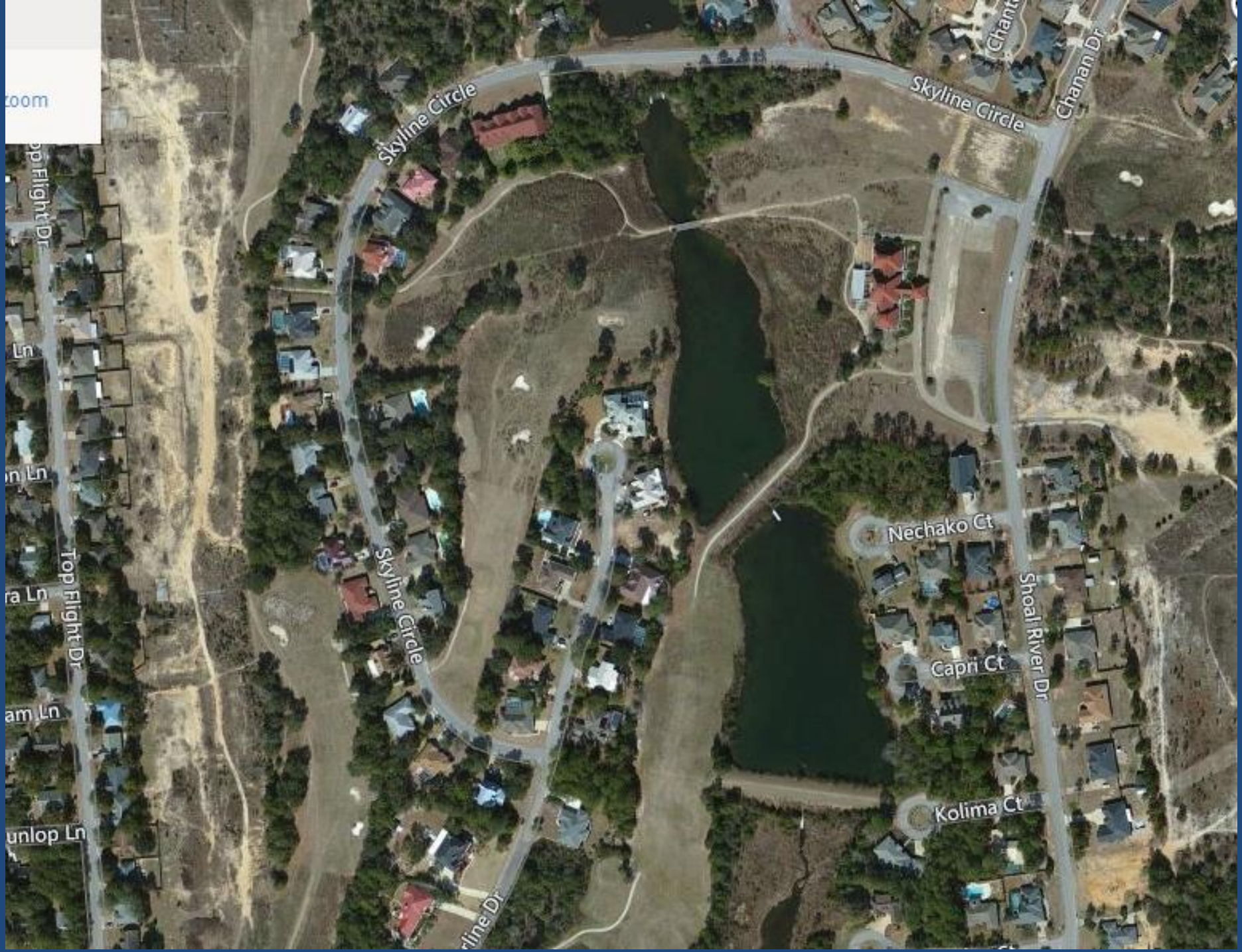
2) New Development



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.



