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

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SHOAL RIVER HOMEOWNER'S ASSOCIATION
ANNUAL MEETING MINUTES
November 12, 2018
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The Annual Meeting for the Shoal River Homeowner's Board of Directors was called to order by Ian Weaver, President, November 12, 2018 at 6:47 pm at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
John Reno, Vice President
Ruth Labhart, Secretary
Joe Sanchez, Treasurer
Sterling Magby, Director
Gary Pangle, Director

3. The following board member was absent:

Sandra Burden, Director

4. There were 46 homeowners present or by proxy. Forty-one homeowners were needed to have a quorum.

SECRETARY'S REPORT Ian Weaver reviewed the minutes of the September 10, 2018 bi-monthly meeting. After review, Sterling Magby made a motion to approve the minutes as written. This was seconded by Joe Sanchez and approved by the board.

TREASURER'S REPORT:

1. Joe Sanchez reviewed our financial status and reported as of October 3, 2018 there was $30,064.53 in our Checking Account and $92,165.19 in our Money Market Account.

2. Ian discussed that we now have Quick Books set up where we will be able to pay our assessments on line. He further explained, in order to do so, we must have a good e-mail address from each homeowner. For those who do not wish to pay their assessments this way, they will still be able to pay by check. The statements will be sent by e-mail to those requesting it and the others will be mailed statements in December.

3. Ian reviewed the 2019 Proposed Budget which the Board approved during our September meeting. He further stated the assessments for 2019 will be $250.

COMMITTEE REPORTS:

1. **Architectural Review:** No Report

2. **Compliance/Complaint**:

2. Compliance/Complaint:

a. Ian Weaver reported the Compliance Committee met on Tuesday, September 11, 2018 to review three items where homeowners had not complied with repeated requests to correct violations. A couple days before the meeting one homeowner mowed their lawn and another homeowner moved a trailer. The Committee reviewed the one remaining violation for a homeowner not mowing their lawn. The homeowner was found to be in violation of our Covenants and Bylaws and was fined $15 a day. After16 days at $15 a day for a total of $240, the homeowner mowed their lawn.

b. During the September meeting the Board discussed the compliance issue of lawns repeatedly not mowed and the possibility of giving the Board authority to mow front yards and charging the cost to the homeowner. After checking this out, we tabled this decision and will continue to refer these situations to the Compliance Committee, as we are currently doing.

3. Roads/Landscaping: Ian reported there was damage on the Shoal River Drive dam from the wild hogs. He expressed a special thank you to Terry's Landscaping for filling in the holes the hogs created. He also thanked Cal Lord and Terry Stewart for their efforts in trapping the hogs.

4. Nominating:

a. Ian announced that both Sandra Burden and Naomi Simmons were elected to serve for the next two years on the Board of Directors.

b. Ian thanked the nominating team for finding volunteers to run for board vacancies for the next two years. Ian also thanked Gary Pangle for serving as a Board member for the last several years.

5. Web Site: Ian reminded everyone of the web site and all the information they can find on the web site.

OLD/NEW BUSINESS:

1.. Ian reviewed all actions the Board had taken during the past year and gave a brief update of actions which may have to be taken on the lakes and dams. He also discussed the Public Notice signs that have been posted in our neighborhood, whereby someone has applied to put up homes and how this might affect our Homeowners' Association.

2. John Reno made a motion to adjourn the meeting at 7:47 pm. Gary Pangle seconded the motion and it was approved by the Board.

3. The next scheduled meeting will be the first Bi-monthly meeting for 2019 on Monday, January 7, at 6:30 pm at Live Oak Baptist Church, Building D, Rooms 3-4.

Ruth Labhart, Secretary
Shoal River Homeowners' Association

Shoal River Homeowners' Assoc.

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Shoal River Homeowners Association

PROFIT AND LOSS

November - December, 2018

	TOTAL
▾ Income	
Assessments	3,610.31
Assessments 2010	3.16
Penalty fees	230.23
Service charge	329.17
Services	250.00
Unapplied Cash Payment Income	176.27
Total Income	**$4,599.14**
GROSS PROFIT	**$4,599.14**
▾ Expenses	
Accounting and Legal	7.50
Landscaping and Mowing	1,425.00
QuickBooks Payments Fees	30.00
Total Expenses	**$1,462.50**
NET OPERATING INCOME	**$3,136.64**
NET INCOME	**$3,136.64**

Shoal River Homeowners Association

PROFIT AND LOSS

January - December 2018

	TOTAL
▾ Income	
Assessments	35,295.28
Assessments 2010	3.16
Court Costs	0.00
Interest First National	271.31
Penalty fees	632.82
Service charge	729.17
Services	250.00
Unapplied Cash Payment Income	169.62
Total Income	**$37,351.36**
GROSS PROFIT	**$37,351.36**
▾ Expenses	
Accounting and Legal	4,068.75
Bank Service Charges	0.00
Gulf Power	9,579.21
Landscaping and Mowing	7,775.00
QuickBooks Payments Fees	30.00
Service fee	-25.00
Web Page	24.65
Total Expenses	**$21,452.61**
NET OPERATING INCOME	**$15,898.75**
NET INCOME	**$15,898.75**

Shoal River Homeowners Association

BALANCE SHEET

As of December 31, 2018

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
First NBC Money Market	92,165.19
Hancock Bank	33,209.33
Total Bank Accounts	**$125,374.52**
Accounts Receivable	
Assessments Receivable	554.99
Total Accounts Receivable	**$554.99**
Other Current Assets	
Undeposited Funds	10.00
Total Other Current Assets	**$10.00**
Total Current Assets	**$125,939.51**
TOTAL ASSETS	**$125,939.51**

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)	109,400.76
Net Income	15,898.75
Total Equity	**$125,299.51**
TOTAL LIABILITIES AND EQUITY	**$125,939.51**

	2018 Nov/Dec	2018 YTD	2018
Gulf Power		$9,579.21	$12,000.00
Landscaping	$1,425.00	$7,775.00	$10,000.00
Legal	$7.50	$4,068.75	$5,000.00
Accounting	$30.00	$30.00	$6,000.00
Insurance			$1,700.00
Meeting Room			$350.00
Social			$100.00
Printing			$500.00
Postage and Box Rental			$450.00
Web Site		$24.65	$25.00
Service Fee		-$25.00	$100.00
Misc/Office Supplies			$200.00
Taxes and Fees			$100.00
Lakes and Dams			$5,000.00
Total Expenses	$1,462.50	$21,452.61	$41,525.00

2018 Overdue Assessment Status

No overdue assessments

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	$0.00	$19,990.11	$41,525.00	$37,345.00

ASSESSMENT

2018	2019
$270	$250

Shoal River Homeowners' Assoc.

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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) No activity

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Homeowner Questions/Feedback

Roads/Landscaping

1) Supplemental lighting Lovegrass/Skyline?
    a) Additional streetlight? Move streetlight?
    b) Solar lights?





Shoal River Homeowners' Assoc.

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Old Business

New Business

Homeowner Questions/Feedback

Nominating/Vote

1) Committee positions

Architectural Review:	Sandra Burden Chairn Gary Pangle Sterling Magby
Compliance & Complaints:	Ian Weaver, Chairman
Curbs, Roads, Landscaping, Grounds & Lights	Ian Weaver, Chairman
Nominating	Ruth Labhart, Chairma Sterling Magby
Web Site	Ian Weaver

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Homeowner Questions/Feedback

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



Home Covenants Forms Maps Minutes Articles Links Contacts

News

SRHOA Board Meeting
Monday
Jan 7th 2019
- 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

2019 $250.00 due NLT Jan 31 2018 (online payment available)
2018 $270.00
2017 $445.00
2016 $445.00
2015 $445.00

Shoal River Homeowners' Assoc.

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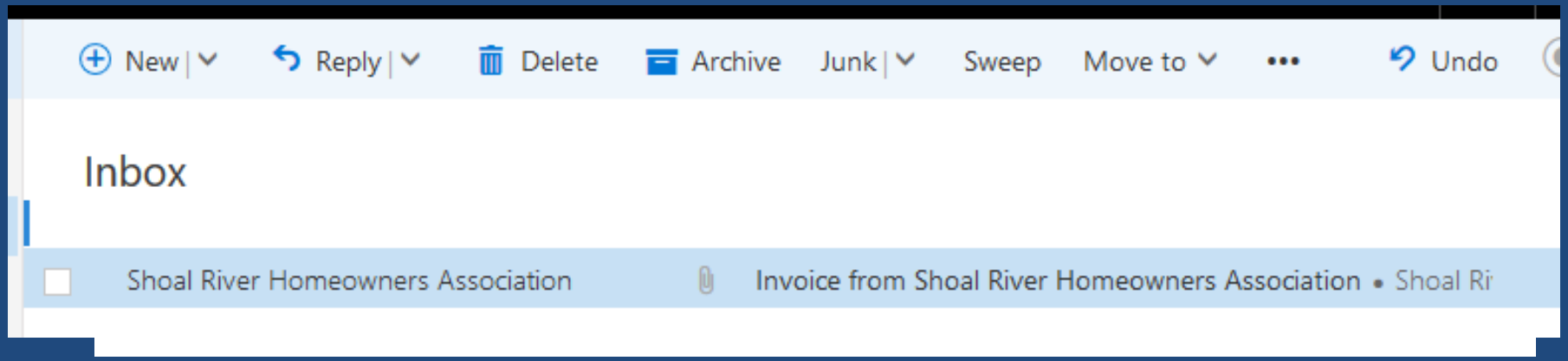
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Old Business
New Business

Homeowner Questions/Feedback

Old Business

1) Online paying of assessments – provide email
    i. Significant convenience
    ii. Provide email address to Ruth Labhart/Ian Weaver/ Joe Sanchez
    iii. I like this option!


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

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Old Business

New Business

Homeowner Questions/Feedback

New Business

2) New Development



New Business

2) New Development



New Business

1) 12/13/18 Met with attorney and Okaloosa Planner
    1) Discussed Timberline Dr development application
        i. Process:
            i. Application submitted to county
            ii. County has 45 days to review (complete 12/14/18
            iii. Developer Responds
            iv. County will REPOST SIGN to invite public input – WHITE SIGNS!

New Business

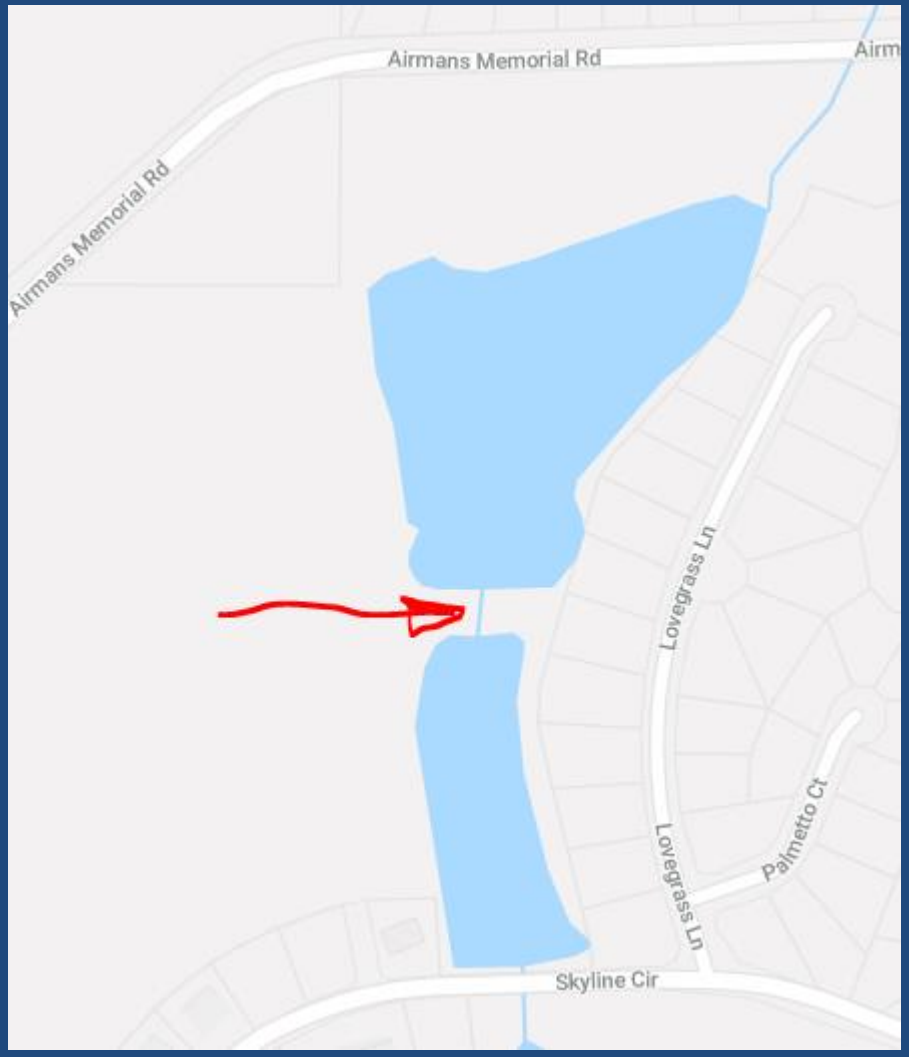
1) 2 County issues with Timberline Dr application
    1) Must define wetlands specifically
    2) Provide engineering analysis to support drainage into lakes and dams

New Business

1) 12/18/18 Conversation with Cindy Chan
    a) Desiring to have Timberline Dr development part of SRHOA
    b) Desiring SRHOA to take possession of lakes/dams
        I. Willing to work on easement issue

New Business

1) Northern-most dam



New Business

1) Dam behind club-house



New Business

1) 12/20/18 Email from Panhandle Management

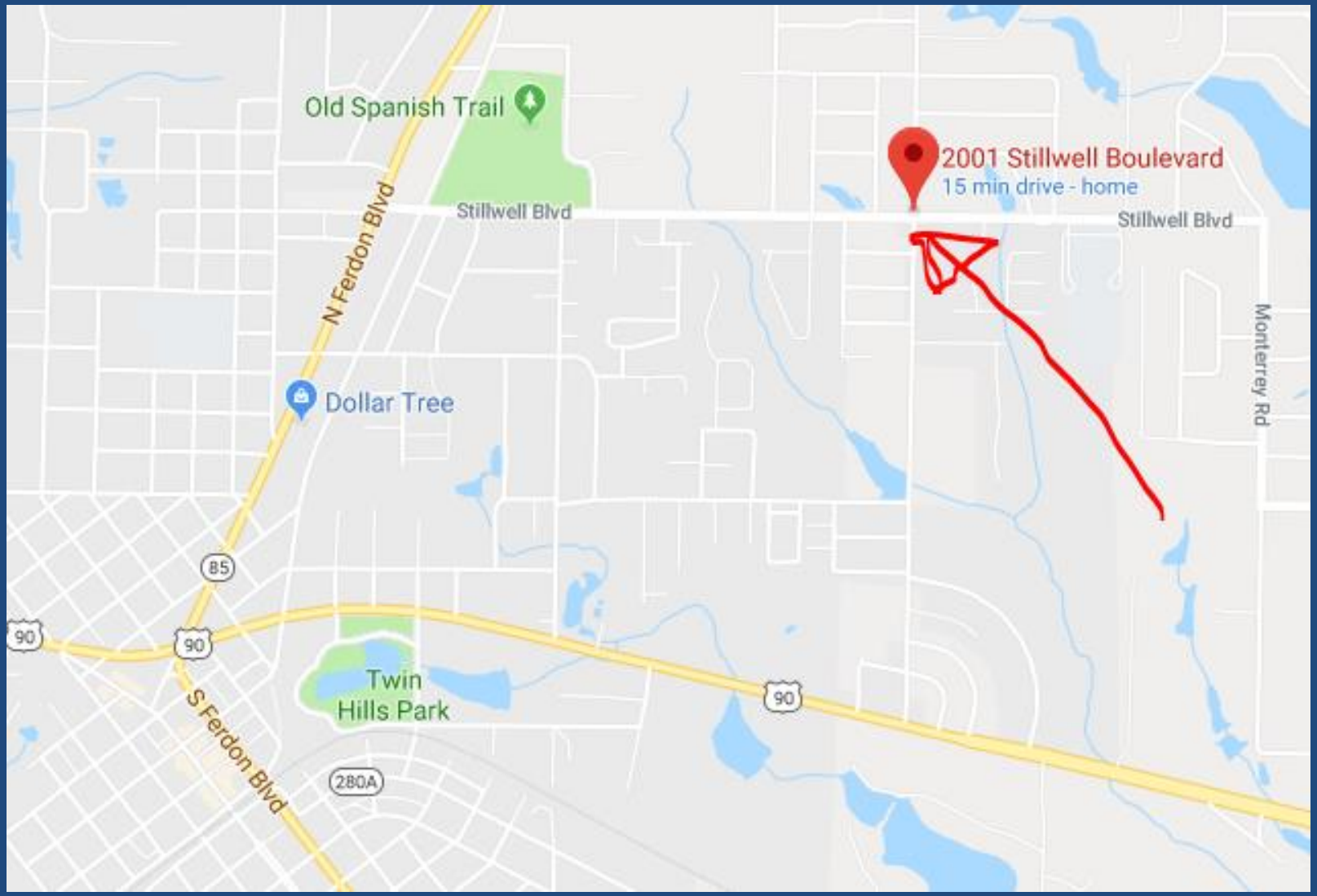
Dear Shoal River HOA Board,

Please share this with owners as we do not have contact information for them. Chanan Estates and Pinnacle Point owners have also been invited.

Developer, Matovina and Company, has contracted to purchase substantially all of the vacant golf course property at Chanan Estates and further develop single family home sites on the property. Greg Matovina, President of Matovina & Company, has scheduled a community meeting on **January 9, 2019 at 6:00 p.m. at Warriors Hall, 201 Stillwell Avenue, Crestview, FL** to discuss plans for development and field any questions owners in the surrounding communities may have. We do not have contact information for all owners affected so please make sure to invite your neighbors.

Panhandle Management, LLC

New Business



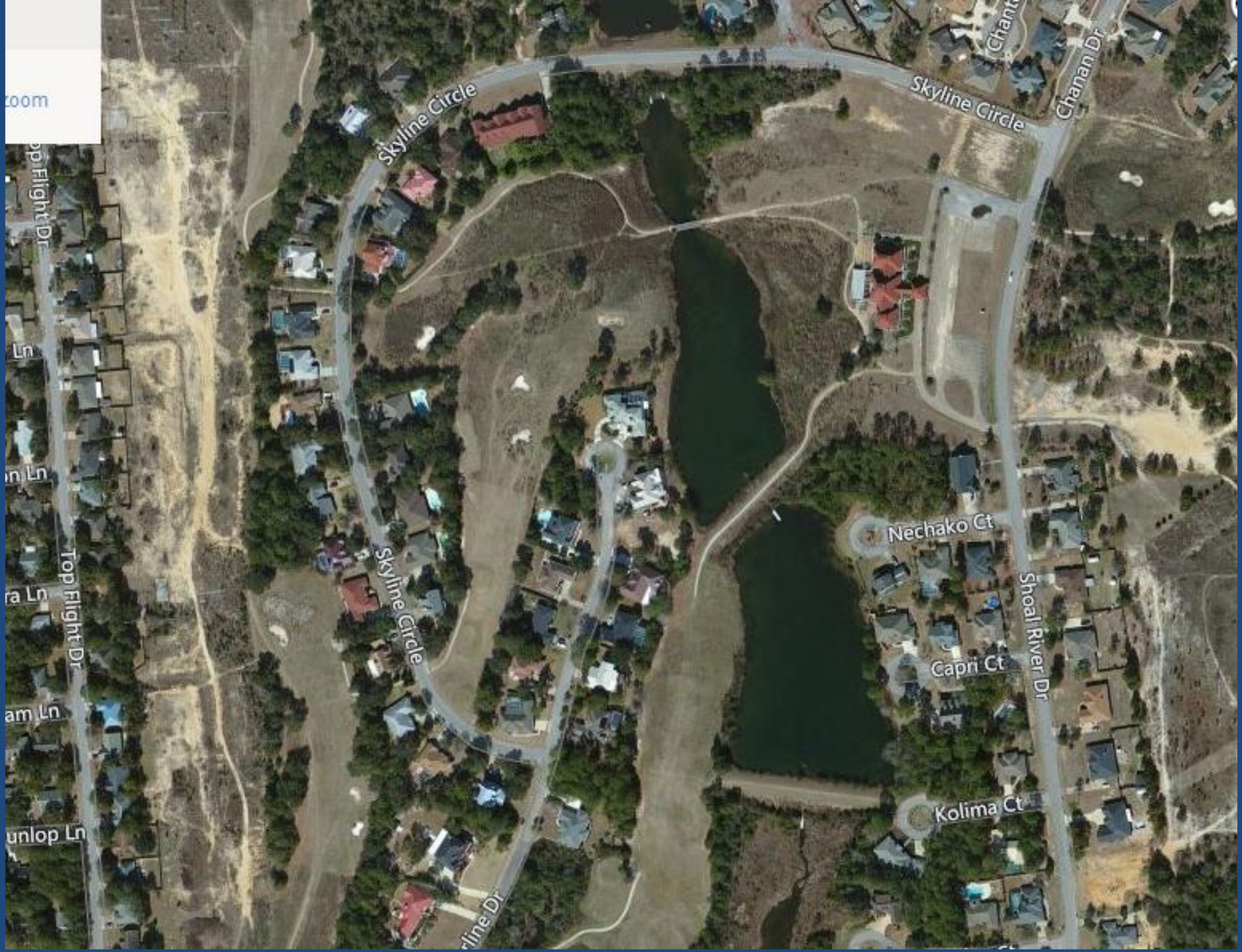
New Business

1) 1/9/19 Okaloosa County Board of Adjustments meeting – canx (now 1st week in Feb)
    a) Cal Lord attending

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.



