SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
March 11, 2019
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, March 11, 2019 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

Ian Weaver, President
John Reno, Vice President
Ruth Labhart, Secretary
Sterling Magby, Director (phone)
Sandra Burden, Director
Naomi Simmons, Director

3. The following board member was absent:

Joe Sanchez, Treasurer

4. There were 12 homeowners present.

SECRETARY'S REPORT Ruth Labhart reviewed the minutes of the January 7, 2019 Bi-Monthly meeting. After review, Ian Weaver made a motion to accept the minutes as submitted. John Reno seconded the motion and they were approved by the board.

TREASURER'S REPORT: Ian reviewed our finances for the past couple of months and reported the following:

1. Current balance in our checking account is $55,588.52

2. Balance in the Money Market Account is $92,165.19

3. Last meeting Ian reported 100% of our homeowners paid assessments. That is an error and there are 4 who still have not paid. One homeowner has mailed in their check and our lawyer is working with the other three.

4. There are 32 homeowners who still have not paid the assessments for this year.

COMMITTEE REPORTS:

1. Architectural Review: Sterling reported they are working with a homeowner on Shoal River Drive and Capri Court regarding a fence.

2. Compliance/Complaint: Ian reported the following:

a. Ian has been working with a homeowner and the tenant on the property regarding a damaged car that was being stored on the property. The car is now removed.

b. Ian sent a letter to a homeowner to address unsightly mold on house/driveway – no response.

3. Curbs, Roads and Landscaping:

a. Ian proposed solar lighting on the sign on Lovegrass and Skyline.
b. Ian talked to Gulf Power to discuss supplemental lighting. It has been two weeks and we still have not had a response.

4. Nominating: No report

5. **Web Site**: No report

OLD BUSINESS: Ian reported the following:

1. There is a significant convenience of paying assessments on line and it is proving to be very popular.

2. In a conversation with Greg Matovina, the developer, who is purchasing golf course property and lakes/dams, he reported the following:

a. Lake/dams cost sharing concept
b. New HOA's would take possession of lakes/dams
c. "Agreement" between HOA's to prorate cost sharing of lakes/dams maintenance

NEW BUSINESS:

1. Letter from Mike Chesser, Attorney, from the Crestview News printed 02-03-2019 regarding:

a. Marketable Record Title Act, called "MRTA:

(1) Can invalidate the covenants
(2) Each deed must reference covenants by "book and page"
(3) Most deeds only reference "Lot/Block"

b. Ian made a motion that we ask our attorney to research and if this relates to us or not. Motion seconded by Sterling Magby. Approved by the board.

2. Fishing compliance issue

` a. Recent confrontation with people fishing has proven to be very unpleasant.
b. Existing signs are not Florida statue compliant. Cost is $100 for new signs. No action taken

3. Beaver Non-compliance: Mike Wassner has cleaned beaver droppings, twigs, etc.

4. Next bi-monthly meeting is Monday, May 6, 2019 at 6:30 PM at Live Oak Baptist Church, Building D, Rm 3/4.

5. Ian made a motion to close the meeting at 7:28 pm. This was seconded by John Reno and approved by the board.

Ruth Labhart, Secretary
Shoal River Homeowners' Association