Shoal River Homeowners' Assoc.

March 11 2019

<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
BI-MONTHLY MEETING MINUTES
January 7, 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, January 7, 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 14 homeowners present.

ELECTION OF BOARD MEMBERS TO COMMITTEES:

1. Architectural Review:

    Sandra Burden
    Sterling Magby
    Naomi Simmons

2. Compliance/Complaint

    Ian Weaver

3. Curbs, Roads and Landscaping

    Ian Weaver

4. Nominating

   Ruth Labhart
   Sterling Magby

5. Web Site

   Ian Weaver

John Reno made a motion to accept these committees. Naomi Simmons seconded the motion and the board approved.

SECRETARY'S REPORT The minutes of the November 11, 2018 Annual Meeting were reviewed. After review, Ian 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 last year, then reported:

1. Current balance in our checking account is $33,209.33

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

3. Ian also stated there are no overdue assessments for 2018.

COMMITTEE REPORTS:

1. **Architectural Review** Sandra Burden reported there were two requests for a fence. One was approved and one was withdrawn.

2. Compliance/Complaint: Ian reported there were no complaints submitted.

3. Curbs, Roads and Landscaping: Ian reported there was a request for additional lighting at Skyline and Lovegrass. John Reno reported the light had been fixed with a brighter light. After discussion, Ian will check into putting up another light and putting solar lights on signs.

4. Nominating: No report

5. Web Site: Ian stated

OLD BUSINESS:

Ian gave an update on payment of assessments on line. He further stated anyone wishing to do so must provide an e-mail address to Ruth Labhart, Ian Weaver or Joe Sanchez.

NEW BUSINESS:

1. In regards to the new development in our area, Ian met on December 13, 2018 with our Attorney and Okaloosa Planner. The Timberline Drive development application process was discussed and the process is as follows:

    a. Application submitted to County
    b. County has 45 days to review (complete on December 14, 2018)
    c. Developer responds
    d. County will repost sign to invite public input – WHITE SIGNS!

2. Following are two County issues with the Timberline Drive development:

    a. Must specifically define wetlands
    b. Provide engineering analysis to support drainage into lakes and dams

3. In a conversation with Cindy Chan on December 18, 2018, the following items were discussed:

    a. Desire to have Timberline development part of SRHOA
    b. Desiring SRHOA to take possession of lakes/dams.
    c. Willing to work on easement issue

4. On January 9, 2019 Cal Lord will attend an Okaloosa County Board of Adjustments meeting. Once the plan is exhibited, homeowner's with objections can express their problem – this is after the White Sign goes up.

5. Ian made a motion to adjourn the meeting at 7:30 pm. John Reno seconded the motion and it was approved by the board.

6. The next scheduled meeting will be Monday, March 11, 2019 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

January - February, 2019

	TOTAL
▾ Income	
Assessments	28,588.63
Penalty fees	47.04
Service charge	15.83
Services	400.00
Total Income	**$29,051.50**
GROSS PROFIT	**$29,051.50**
▾ Expenses	
Accounting and Legal	313.40
Gulf Power	1,692.97
Insurance	1,670.00
Meeting Room Fees	352.88
Office Supplies	160.14
Postage and Box rental	207.92
QuickBooks Payments Fees	366.69
Total Expenses	**$4,764.00**
NET OPERATING INCOME	**$24,287.50**
NET INCOME	**$24,287.50**

Shoal River Homeowners Association

BALANCE SHEET

As of February 28, 2019

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
First NBC Money Market	92,165.19
Hancock Bank	55,588.52
Total Bank Accounts	**$147,753.71**
Accounts Receivable	
Assessments Receivable	432.31
Total Accounts Receivable	**$432.31**
Other Current Assets	
Undeposited Funds	10.00
Total Other Current Assets	**$10.00**
Total Current Assets	**$148,196.02**
TOTAL ASSETS	**$148,196.02**

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)	123,268.52
Net Income	24,287.50
Total Equity	**$147,556.02**
TOTAL LIABILITIES AND EQUITY	**$148,196.02**

Cash basis Sunday, March 10, 2019 04:09 PM GMT-05:00

	2019 YTD	2019
Gulf Power	$1,692.97	$12,000.00
Landscaping	$0.00	$10,000.00
Legal	$313.40	$5,000.00
Accounting	$366.69	$1,820.00
Insurance	$1,670.00	$1,700.00
Meeting Room	$352.88	$350.00
Social		$100.00
Printing		$500.00
Postage and Box Rental	$207.92	$450.00
Web Site		$25.00
Service Fee		$100.00
Misc/Office Supplies	$160.14	$200.00
Taxes and Fees		$100.00
Lakes and Dams		$5,000.00
Total Expenses	$4,764.00	$37,345.00

2018 Overdue Assessment Status

4 Homeowners overdue approx. $310.34 x4.

Lawyer prepared to go to next stage.

2019 Overdue Assessment Status

32 Homeowners overdue - due Feb 28th.

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) Damaged car being stored on property – IW talked to people living at residence – and homeowner – car now removed
2) Sent letter to homeowner – to address unsightly mold on house/driveway – no response.

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Homeowner Questions/Feedback

Roads/Landscaping

1) Supplemental lighting Lovegrass/Skyline?

a) IW talked to Gulf Power to discuss supplemental lighting. No response in 2weeks.

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Old Business

New Business

Homeowner Questions/Feedback

Nominating/Vote

1) Committee positions

2019 Committees

Architectural Review:	Sandra Burden Chairman	398-6046	burdens@aafes.com
	Naomi Simmons	384-7638	naomi75@cox.net
	Sterling Magby	843-412-5557	magbyus@icloud.com
Compliance & Complaints:	Ian Weaver, Chairman	420-0207	weaverid@hotmail.com
Curbs, Roads, Landscaping, Grounds & Lights	Ian Weaver, Chairman	420-0207	weaverid@hotmail.com
Nominating	Ruth Labhart, Chairman	423-0582	labhartra@cox.net
	Sterling Magby	843-412-5557	magbyus@icloud.com
Web Site	Ian Weaver	420-0207	weaverid@hotmail.com

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Old Business

New Business

Homeowner Questions/Feedback

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



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

News

SRHOA Board Meeting
Monday
March 11th 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. Mailing address is P.O. Box 201 Crestview Fl 32536

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
2014 $245.00
2013 $281.00
2012 $140.00

Shoal River Homeowners' Assoc.

March 11 2019

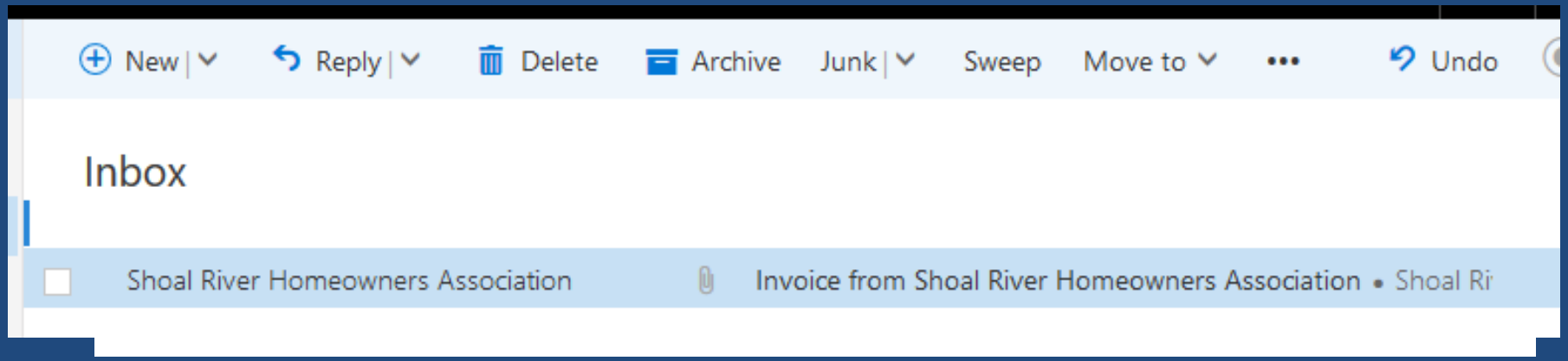
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Old Business
New Business

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. This is proving to be very popular


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

Old Business

1) IW talked to Greg Matovina

    a) Lake/Dams cost sharing concept

        i. New HOA's would take possession of lakes/dams

        ii. "agreement" between HOA's to prorate cost sharing of lakes/dams maintenance

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New Business

Homeowner Questions/Feedback

New Business

1) Letter from Mike Chesser, Attorney, from the Crestview News printed 02-03-2019
    a) Marketable Record Title Act, called “MRTA”:
        i. Can invalidate the covenants
        ii. Each deed must reference covenants by “book and page”.
        iii. Most deeds only reference “Lot/Block”
    b) Ask our attorney to research?

New Business

2) Fishing compliance issue

a) Recent confrontation with people fishing

i. Very unpleasant

b) Existing signs are not Florida statute compliant

i. <$100 ?? for several new signs

New Business

3) Beaver Non-Compliance
    a) Dam up risers
        i. Needs constant cleaning
        ii. Mike Wassner is helping

New Business

2) Beaver Non-Compliance



New Business

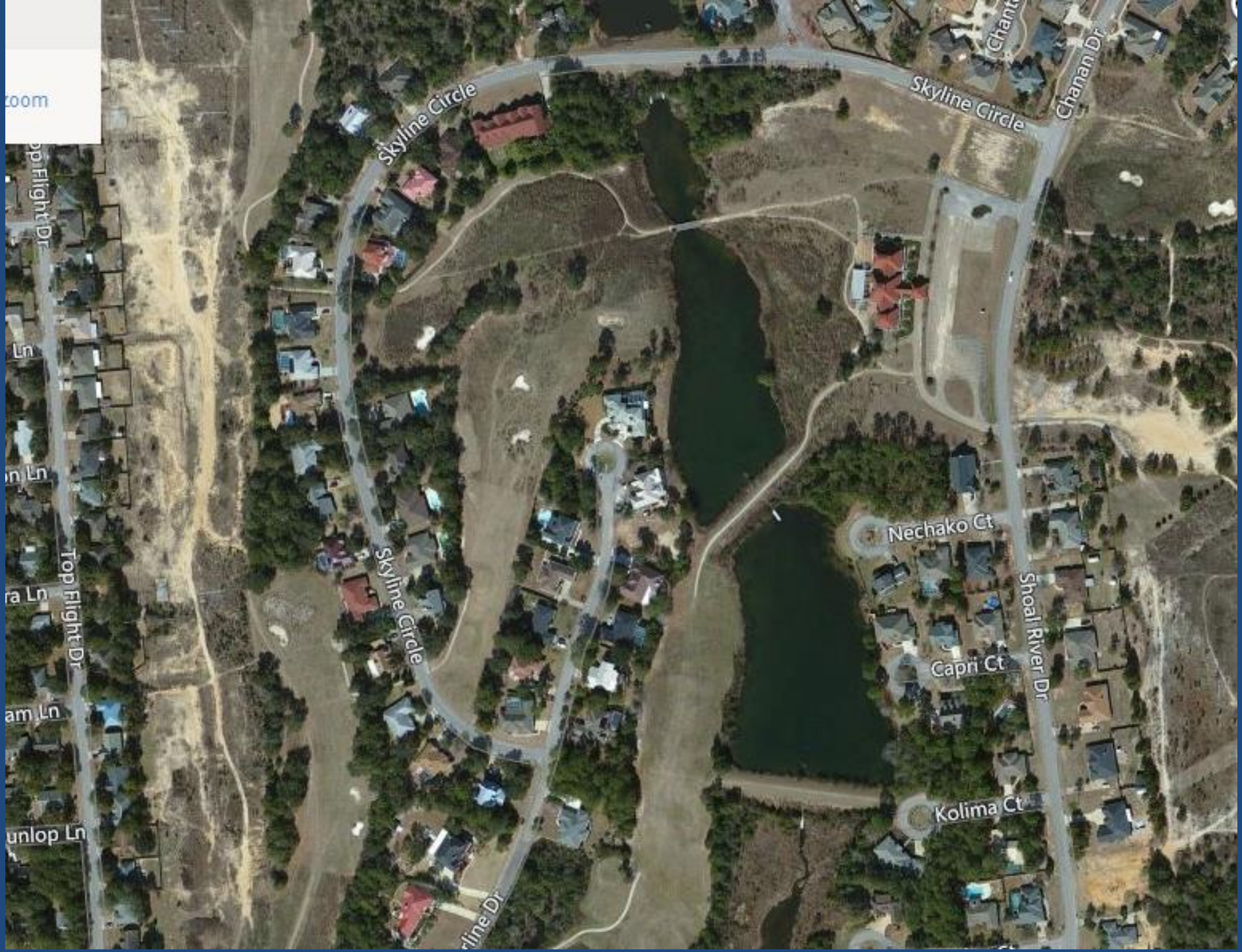
2) Beaver Non-Compliance



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.



