Shoal River Homeowners' Assoc.

May 6 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

Shoal River Homeowners' Assoc.

May 6 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

Shoal River Homeowners' Assoc.

May 6 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

TBD

Shoal River Homeowners' Assoc.

May 6 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

Shoal River Homeowners Association

PROFIT AND LOSS

March - April, 2019

	TOTAL
▾ Income	
Assessments	770.00
Services	150.00
Total Income	**$920.00**
GROSS PROFIT	**$920.00**
▾ Expenses	
QuickBooks Payments Fees	7.50
Total Expenses	**$7.50**
NET OPERATING INCOME	**$912.50**
NET INCOME	**$912.50**

Cash basis Sunday, May 5, 2019 09:39 AM GMT-05:00

Shoal River Homeowners Association

PROFIT AND LOSS

January - April, 2019

	TOTAL
▾ Income	
Assessments	29,608.63
Penalty fees	47.04
Service charge	15.83
Services	550.00
Total Income	**$30,221.50**
GROSS PROFIT	**$30,221.50**
▾ 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	374.19
Total Expenses	**$4,771.50**
NET OPERATING INCOME	**$25,450.00**
NET INCOME	**$25,450.00**

Cash basis Sunday, May 5, 2019 09:40 AM GMT-05:00

Shoal River Homeowners Association

BALANCE SHEET

As of April 30, 2019

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
First NBC Money Market	92,165.19
Hancock Bank	56,751.02
Total Bank Accounts	$148,916.21
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	$149,358.52
TOTAL ASSETS	$149,358.52

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	25,450.00
Total Equity	$148,718.52
TOTAL LIABILITIES AND EQUITY	$149,358.52

	March/April	2019 YTD	2019
Gulf Power		$1,692.97	$12,000.00
Landscaping		$0.00	$10,000.00
Legal		$313.40	$5,000.00
Accounting	$7.50	$374.19	$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	$7.50	$4,771.50	$37,345.00

Shoal River Homeowners' Assoc.

May 6 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

Architectural Review Committee

1) TBD

Shoal River Homeowners' Assoc.

May 6 2019

Agenda

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

Compliance

1) Sent letter to homeowner – to address unsightly mold on house/driveway. Homeowner responded - most of home cleaned – significant improvement.
2) Home with unsightly front yard – talked to homeowner. Homeowner “would” address.

Shoal River Homeowners' Assoc.

May 6 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

Roads/Landscaping

1) Supplemental lighting Lovegrass/Skyline?

areas.



	Colonial	Colonial Small	Colonial Large
Source	HPS	LED	LED
Wattage	100	45	72
Lumens	8800	4339	5963
Distribution	III	III, V	III, V
Pole Options	● ● ● ●		



Colonial Small

Colonial

Colonial

Roads/Landscaping

Lovegrass

1. Pay upfront for entire job:
Total for pole, wire, installation and fixture is $3,309.00 then the monthly billing for the energy and maintenance for the fixture would be $4.43 plus taxes per month.

2. Monthly with no payment upfront:
No payment upfront. The monthly billing for pole, wire, installation and fixture would be $55.39 plus taxes per month.

- The contract term is 5 years for any paid up front option and 3 years for monthly lease option.

Roads/Landscaping

Shoal River Dr

LED Roadway Series

Gulf Power

We offer energy efficient outdoor lighting solutions that can increase the safety of your home while also enhancing its curb appeal. The Roadway Series provides the same cobra head aesthetics by day and excellent uniformity with high performance illumination for roadways by night.



LED	Roadway 1	Roadway 2	Roadway 3	Roadway 4
Fixture Color	Gray	Gray	Gray	Gray
Wattage*	72	104	208	274
Lumens*	62	95	149	285
Distribution	II	II	III	III
Pole Options				

* Tariff wattage & lumens shown (average)

Roads/Landscaping

Shoal River Dr

1) Pay upfront for entire job:
Total for pole, wire, installation and fixture is $1,832.00 then the monthly billing for the energy and maintenance for the fixture would be $12.75 plus taxes per month.

2) Monthly with no payment upfront:
No payment upfront. The monthly billing for pole, wire, installation and fixture would be $32.99 plus taxes per month.

Shoal River Homeowners' Assoc.

May 6 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

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

Shoal River Homeowners' Assoc.

May 6 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

shoalriverhoa.com

Shoal River Homeowners' Association

Crestview, Florida



Home Covenants Forms Maps Minutes Articles Links Contacts

News

Restaurant billfold found on Shoal River Dr. Contact Aaron Malvesto 402-658-6795

SRHOA Board Meeting
Monday
May 6th 2019
- 6:30pm
At Live Oak Baptist Church

For any suspicious activity
Call the following:
Okaloosa County
Sheriff Dispatch

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

Shoal River Homeowners' Assoc.

May 6 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

Old Business

1) Marketable Record Title Act, called “MRTA”:
    i. Our attorney is familiar with it – will provide analysis.

Shoal River Homeowners' Assoc.

May 6 2019

Agenda

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

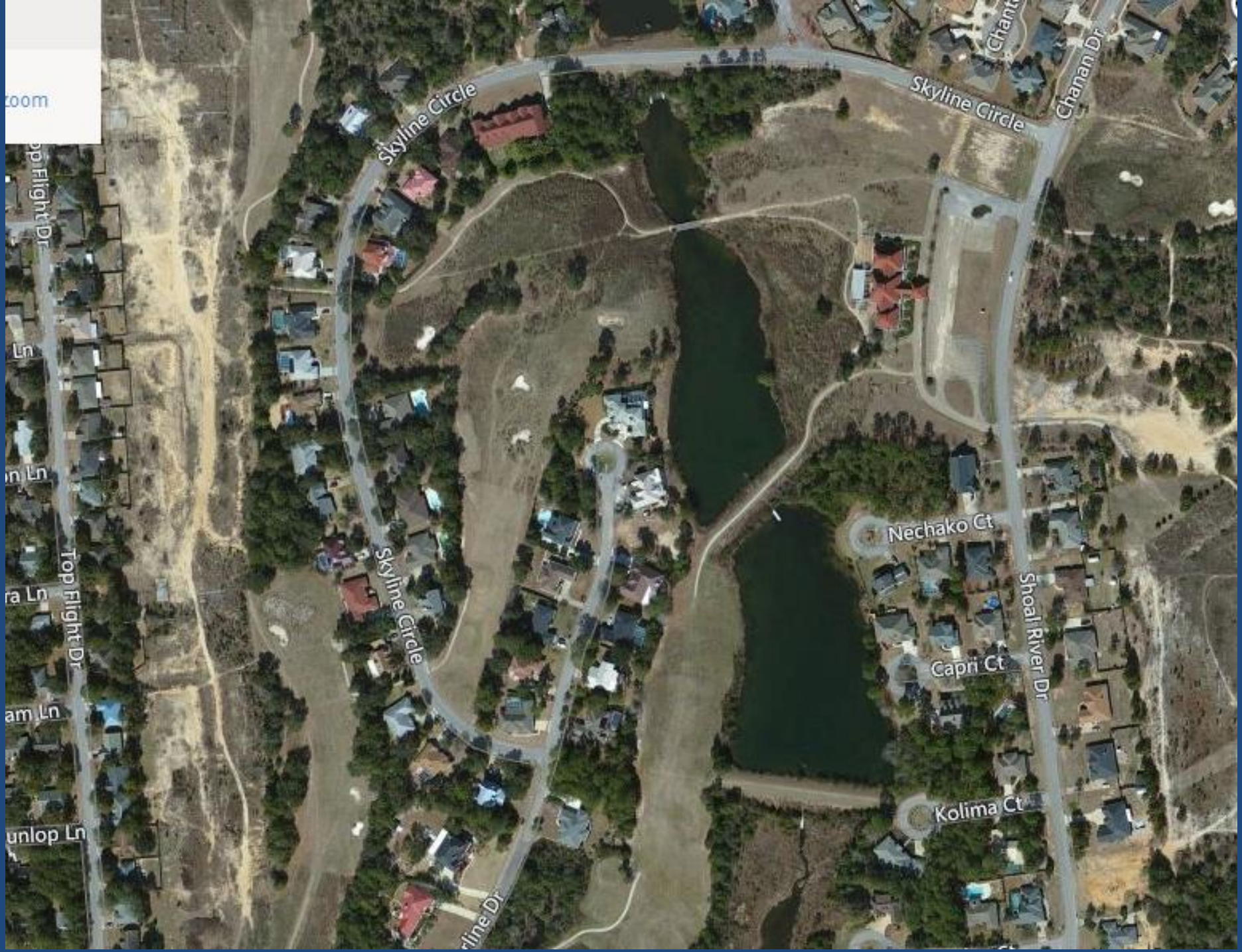
New Business

1) TBD

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.



