SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
September 9, 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, September 9, 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/Treasurer
Sandra Burden, Director
Sterling Magby, Director
Naomi Simmons, Director

3. Ian Weaver announced that Joe Sanchez had resigned as Treasurer due to health issues.

4. There were 14 homeowners present.

**SECRETARY'S REPORT:** Ruth Labhart reviewed the minutes of the May 6, 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 presented a slide review of our finances for the last three months.

**COMMITTEE REPORTS**:

**1. Architectural Review**:

a. Sterling Magby reported house plans were approved for a new home on Kolima.Court.

b. Ian Weaver stated a homeowner started building a fence with the smooth side on the inside. He further stated we need to look at our covenants and be more specific on how fences are to be installed.

**2. Compliance/Complaint:** Ian reported there was an issue with a homeowner not mowing their front yard. After contact, the yard did get mowed.

**3. Curbs, Roads and Landscaping**:

a. Ian discussed the lighting on Lovegrass and Shoal River Drive. He stated the cost for a Colonial light at Lovegrass is around $3,000 which we approved at our last meeting. We also approved a Cobra light at the entrance on Shoal River Drive. However, after looking for further information and where posts will go, Gulf Power has not been cooperative. We need more direct lighting and Ian is trying to find out if there is some other lighting available. Ian suggested we drop this issue for now and he then made a motion that we not pursue the light at Shoal River Drive for now. Sterling Magby seconded the motion and it was approved by the board. Naomi Simmons will get with Gulf Power regarding lighting.

b. Ian stated, that as most of us know, the golf course has been bought out. Ian met with Greg Matavino and discussed the lighting issue and he is going to look into it. Ian also reached

out to Greg Matavino regarding changing the name on the sign at the entrance on Shoal River Drive to “Shoal River Communities."

**4. Nominating**: Ian will send out his annual letter in which he will also solicit members to volunteer to run as board directors.

**5. Web Site**: No report.

**OLD BUSINESS**: See Committee Reports.

**NEW BUSINESS**:

1. Ian presented slides on the budget for this year. He then presented a proposed budget for next year based on the expenses for this past year. After discussion, Ian made a motion to approve the proposed budget in the amount of $25,725.00, and set the assessment for 2020 at $170.00. Naomi Simmons seconded the motion and it was approved by the board. Copies of the new budget will be available for homeowners at the annual meeting in November.

2. Ian met with Greg Matavino of Patriot Ridge who now owns the lakes/dams. He is prepared to:

a. Maintain the lakes/dams. We need to decide if we want to be a part of the "agreement" with a pro-rated cost share (155/700) or 22%. This is the right thing to do and provides enforcement if the other party does not live up to the agreement.

b. There will be 565 homes with up to three separate homeowners' associations. We will have our lawyer look into this.

c. A fair bit of our landscaping costs will go down because Patriot Ridge will start taking care of the lakes/dams.

d. Ian shared that Greg is working with the County to widen Live Oak Church Road.

3. Our next meeting will be our Annual Meeting at 7 PM on November 4, 2019 in the Fellowship Hall at Live Oak Baptist Church. Registration begins at 6:30 PM.

4. John Reno moved the meeting adjourn at 7:34 pm. This was seconded by Sterling Magby and approved by the board.

Ruth Labhart, Secretary
Shoal River Homeowners Association