Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Ruth Labhart)

Committee Reports:

Architectural Review (Sandra Burden)

Compliance/Complaint (Ian Weaver)

Curbs, Roads, Landscaping, Grounds, Lights

Nominating (Sterling Magby/Ruth Labhart)

Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Ruth Labhart)

Committee Reports:

Architectural Review (Sandra Burden)

Compliance/Complaint (Ian Weaver)

Curbs, Roads, Landscaping, Grounds, Lights

Nominating (Sterling Magby/Ruth Labhart)

Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
May 6, 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, May 6, 2019 at 6:35 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 (phone)
Sandra Burden, Director
Naomi Simmons, Director

3. There were six homeowners present.

SECRETARY'S REPORT Ruth Labhart reviewed the minutes of the March 11, 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: Joe Sanchez reviewed our finances for March and April.

COMMITTEE REPORTS:

1. **Architectural Review:** Sandra Burden – no report

2. **Compliance/Complaint:** Ian reported the following:

a. Ian sent a letter to a homeowner to address unsightly mold on house and driveway. Homeowner responded and there has been a significant improvement.
b. Ian talked with a homeowner regarding an unsightly front yard. This is a rental and the homeowner will address the problem.

3. Curbs, Roads and Landscaping: Ian discussed the following regarding additional lighting.

a. Ian discussed planting a solar light in the island portion entering Lovegrass Lane. Following are options:

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

b. Ian made a motion that we pay up front and pay for the colonial light up front and take the funds out of the landscaping budget. John Reno seconded the motion and the board approved.

c. Ian discussed the second light to be placed at the entrance to the development in the island portion, at the corner of Live Oak Church Road and Shoal River Drive.

(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) Pay monthly with no payment upfront. The cost for this would be $32.99 plus taxes per month. This includes the cost for the pole, wire and installation.

.

d. Ian made a motion we accept item 1 to pay upfront. This was seconded by Sandra Burden and approved by the board, pending what Ian finds out when he talks to the power company.

4. Nominating: No report

5. Web Site: Ian reported a wallet was found on Shoal River drive near Chanan Estates and has been posted to our web site.

OLD BUSINESS: A question was asked if our attorney is familiar with MRTA. Ian will discuss with our attorney and provide analysis.

NEW BUSINESS:

1. Next bi-monthly meeting is Monday, September 9, 2019 at 6:30 PM at Live Oak Baptist Church, Building D, Rm 3/4.

2. John Reno made a motion to adjourn the meeting at 7:28 pm. This was seconded by Sandra Burden and approved by the board.

Ruth Labhart, Secretary
Shoal River Homeowners Association

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

Shoal River Homeowners Association

PROFIT AND LOSS

May - August, 2019

	TOTAL
▾ Income	
Assessments	250.00
Service charge	50.00
Unapplied Cash Payment Income	250.00
Total Income	**$550.00**
GROSS PROFIT	**$550.00**
▾ Expenses	
HOA Registration Fees	61.25
Landscaping and Mowing	3,975.00
QuickBooks Payments Fees	7.50
Total Expenses	**$4,043.75**
NET OPERATING INCOME	**$ -3,493.75**
NET INCOME	**$ -3,493.75**

Cash basis Sunday, September 8, 2019 11:22 AM GMT-05:00

Shoal River Homeowners Association

PROFIT AND LOSS

January - August, 2019

	TOTAL
▾ Income	
Assessments	29,858.63
Interest First National	152.89
Penalty fees	47.04
Service charge	65.83
Services	550.00
Unapplied Cash Payment Income	250.00
Uncategorized Income	670.00
Total Income	**$31,594.39**
GROSS PROFIT	**$31,594.39**
▾ Expenses	
Accounting and Legal	313.40
Gulf Power	3,378.61
HOA Registration Fees	61.25
Insurance	1,670.00
Landscaping and Mowing	3,975.00
Meeting Room Fees	352.88
Office Supplies	160.14
Postage and Box rental	207.92
QuickBooks Payments Fees	381.69
Total Expenses	**$10,500.89**
NET OPERATING INCOME	**$21,093.50**
NET INCOME	**$21,093.50**

3		May thru Aug	2019 YTD	2019
4	Gulf Power		$3,378.61	$12,000.00
5	Landscaping	$3,975.00	$3,975.00	$10,000.00
6	Legal		$313.40	$5,000.00
7	Accounting	$7.50	$381.69	$1,820.00
8	Insurance		$1,670.00	$1,700.00
9	Meeting Room		$352.88	$350.00
10	Social			$100.00
11	Printing			$500.00
12	Postage and Box Rental		$207.92	$450.00
13	Web Site			$25.00
14	Service Fee			$100.00
15	Misc/Office Supplies		$160.14	$200.00
16	Taxes and Fees	$61.25	$61.25	$100.00
17	Lakes and Dams			$5,000.00
18	Total Expenses	$4,043.75	$10,500.89	$37,345.00

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

Architectural Review Committee

1) Gavernie house build approved
2) Fence issue – smooth side out
3) ?

Shoal River Homeowners' Assoc.

Sept 9 2019

Agenda

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Ruth Labhart)

Committee Reports:

Architectural Review (Sandra Burden)

Compliance/Complaint (Ian Weaver)

Curbs, Roads, Landscaping, Grounds, Lights

Nominating (Sterling Magby/Ruth Labhart)

Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

Compliance

1) Issue with lawn mowing – resolved/mowed

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/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.

Roads/Landscaping

Shoal River Dr

Lighting overcome by home development/sign ownership

- Developer will re-label sign:
"Shoal River Communities"

- Developer will consider supplemental lighting – probably solar.

Shoal River Homeowners' Assoc.

Sept 9 2019

Agenda

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Ruth Labhart)

Committee Reports:

Architectural Review (Sandra Burden)

Compliance/Complaint (Ian Weaver)

Curbs, Roads, Landscaping, Grounds, Lights



Nominating (Sterling Magby/Ruth Labhart)

Web Site (Ian Weaver)

Old Business

New Business

Homeowner Questions/Feedback

Nominating/Vote

1) Committee positions – treasurer position

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

2) 2020 positions ?

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/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

SRHOA Board Meeting
Monday
Sept 9th 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 2019 (online payment available)
2018 $270.00
2017 $445.00

Shoal River Homeowners' Assoc.

Sept 9 2019

Agenda

Call to Order Ian Weaver

Roll Call/Member Quorum

Secretary's Report: (Ruth Labhart)

Treasurer's Report: (Ruth Labhart)

Committee Reports:

Architectural Review (Sandra Burden)

Compliance/Complaint (Ian Weaver)

Curbs, Roads, Landscaping, Grounds, Lights

Nominating (Sterling Magby/Ruth Labhart)

Web Site (Ian Weaver)



Old Business

New Business

Homeowner Questions/Feedback

Old Business

1) None

Shoal River Homeowners' Assoc.

Sept 9 2019

<u>Agenda</u>

Call to Order Ian Weaver
Roll Call/Member Quorum
Secretary's Report: (Ruth Labhart)
Treasurer's Report: (Ruth Labhart)
Committee Reports:
Architectural Review (Sandra Burden)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights
Nominating (Sterling Magby/Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

New Business

1) Patriot Ridge owns lakes/dams – will maintain
2) Do we want to be a part of the “agreement”?
    - Pro-rated cost share (155/700 ??)
    - Right thing to do
    - Provides enforcement if other party does not live up to agreement
    - See sample agreement
3) Significantly reduce landscaping cost?

New Business

4) Overdue assessments
   - 2 overdue 2018 and 2019
   - 24 overdue 2019 – will submit names to attorney

New Business



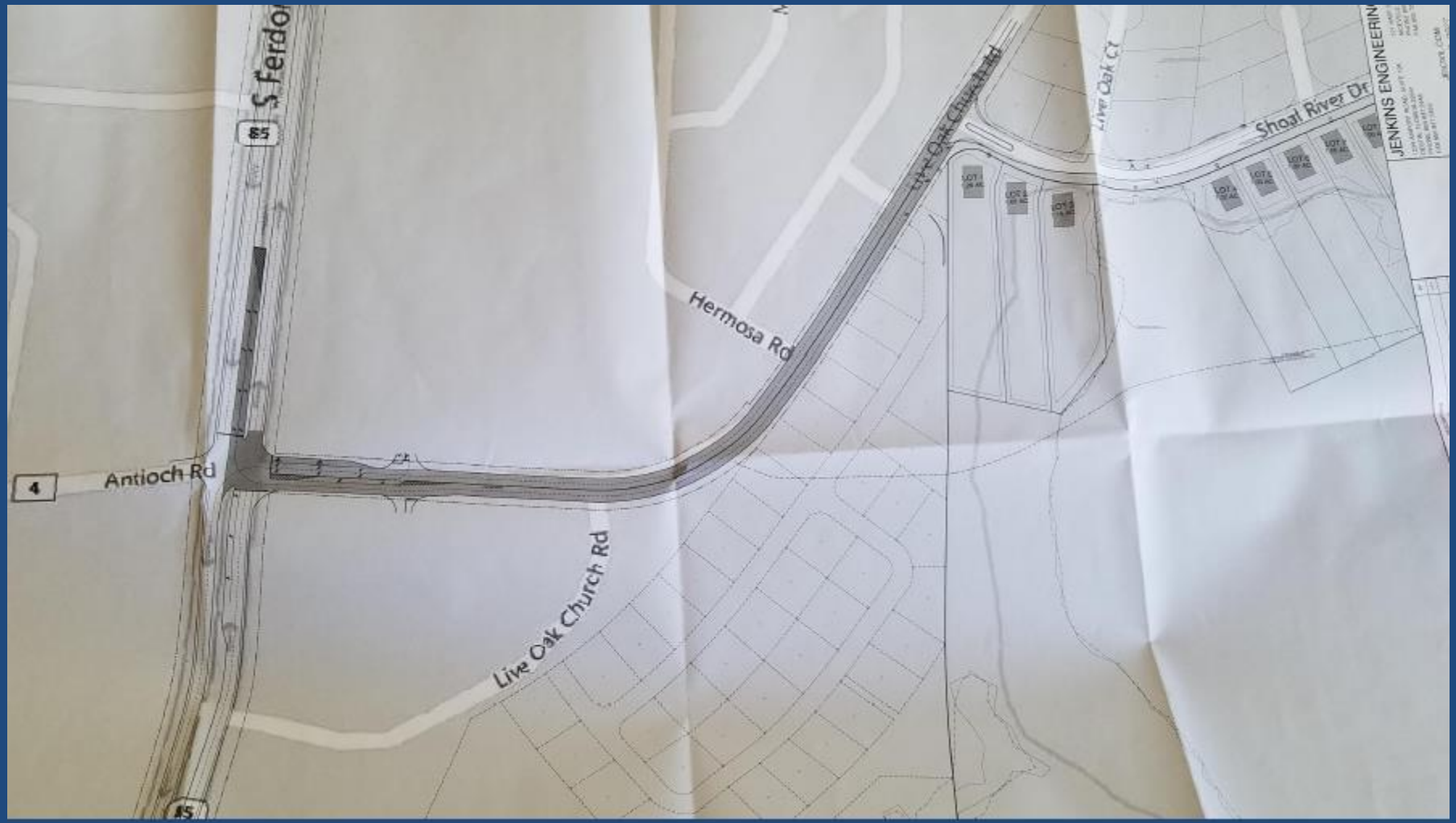
New Business



New Business



New Business/traffic



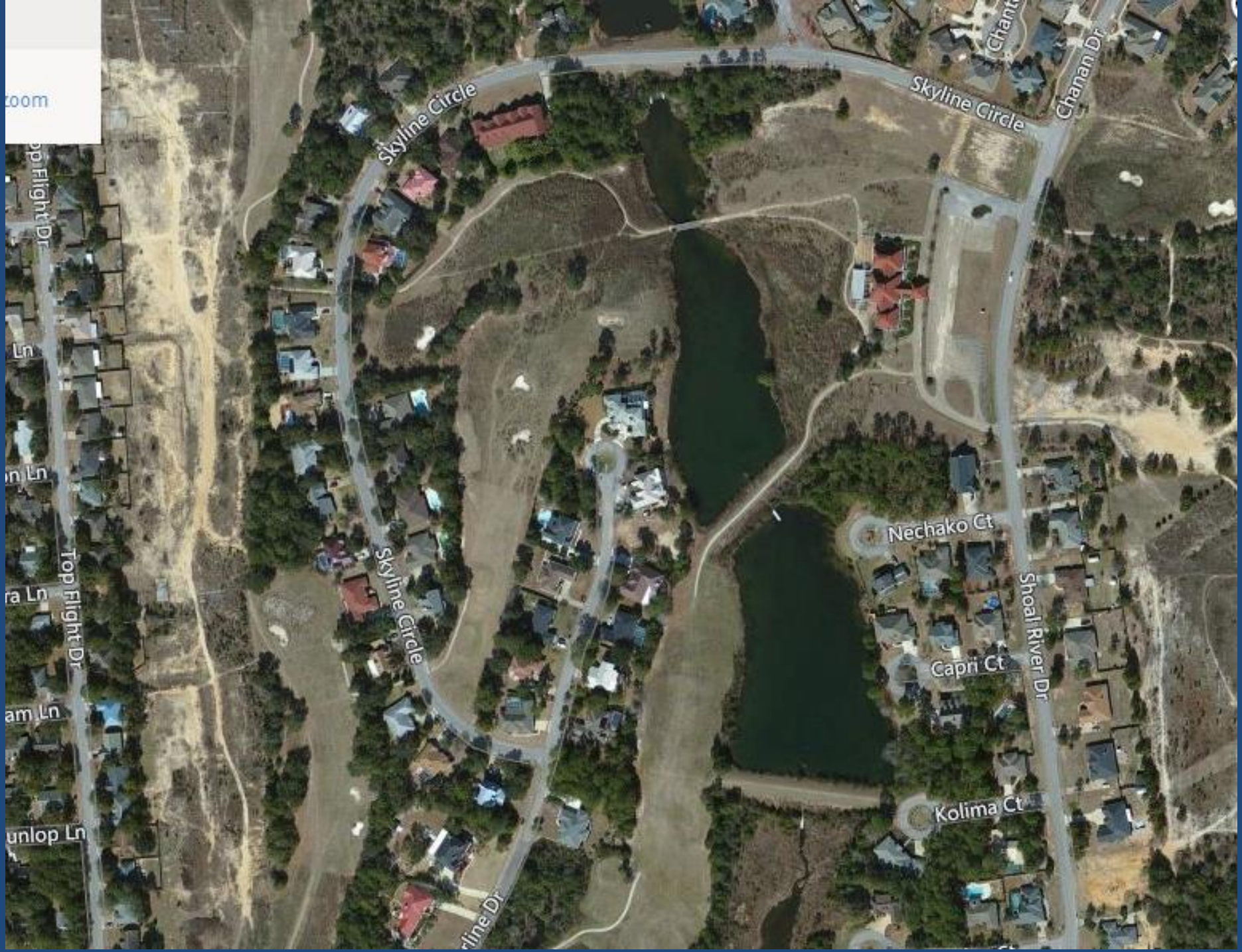
New Business 2020 budget

	May thru Aug	2019 YTD	2019	2020
Gulf Power		$3,378.61	$12,000.00	$12,000.00
Landscaping	$3,975.00	$3,975.00	$10,000.00	$5,000.00
Legal		$313.40	$5,000.00	$3,500.00
Accounting	$7.50	$381.69	$1,820.00	$1,700.00
Insurance		$1,670.00	$1,700.00	$1,700.00
Meeting Room		$352.88	$350.00	$350.00
Social			$100.00	$100.00
Printing			$500.00	$500.00
Postage and Box Rental		$207.92	$450.00	$450.00
Web Site			$25.00	$25.00
Service Fee			$100.00	$100.00
Misc/Office Supplies		$160.14	$200.00	$200.00
Taxes and Fees	$61.25	$61.25	$100.00	$100.00
Lakes and Dams			$5,000.00	$0.00
Total Expenses	$4,043.75	$10,500.89	$37,345.00	$25,725.00
			total/155	165.968
			2020 assessment	$170.00

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.



