Shoal River Homeowners' Assoc.

Nov 4 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.

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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

Shoal River Homeowners' Assoc.

Nov 4 2019

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Homeowner Questions/Feedback

Shoal River Homeowners Association

PROFIT AND LOSS

September - October, 2019

	TOTAL
▾ Income	
Assessments	1,633.90
Interest First National	0.42
Penalty fees	15.60
Service charge	100.00
Services	-66.15
Unapplied Cash Payment Income	-250.00
Total Income	**$1,433.77**
GROSS PROFIT	**$1,433.77**
▾ Expenses	
Accounting and Legal	150.00
Gulf Power	1,839.56
Landscaping and Mowing	1,050.00
Total Expenses	**$3,039.56**
NET OPERATING INCOME	**$ -1,605.79**
▾ Other Expenses	
Customer Refund	500.00
Total Other Expenses	**$500.00**
NET OTHER INCOME	**$ -500.00**
NET INCOME	**$ -2,105.79**

Shoal River Homeowners Association

PROFIT AND LOSS

January - October, 2019

	TOTAL
▾ Income	
Assessments	31,242.53
Interest First National	155.37
Penalty fees	62.64
Service charge	165.83
Services	483.85
Unapplied Cash Payment Income	0.00
Uncategorized Income	670.00
Total Income	**$32,780.22**
GROSS PROFIT	**$32,780.22**
▾ Expenses	
Accounting and Legal	463.40
Gulf Power	8,666.41
HOA Registration Fees	61.25
Insurance	1,670.00
Landscaping and Mowing	5,025.00
Meeting Room Fees	352.88
Office Supplies	160.14
Postage and Box rental	207.92
QuickBooks Payments Fees	381.69
Total Expenses	**$16,988.69**
NET OPERATING INCOME	**$15,791.53**
▾ Other Expenses	
Customer Refund	500.00
Total Other Expenses	**$500.00**
NET OTHER INCOME	**$ -500.00**
NET INCOME	**$15,291.53**

	2019 YTD	2019
Gulf Power	$8,666.41	$12,000.00
Landscaping	$5,025.00	$10,000.00
Legal	$463.40	$5,000.00
Accounting	$381.69	$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	$61.25	$100.00
Lakes and Dams		$5,000.00
Total Expenses	$16,988.69	$37,345.00

Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Architectural Review Committee

1) ?

Shoal River Homeowners' Assoc.

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Homeowner Questions/Feedback

Compliance

1) Camper in driveway - resolved

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Homeowner Questions/Feedback

Lights

Lovegrass/Skyline Circle

1) Adding colonial light – in work

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Nominating/Vote

1) 3 Board positions open – vote results

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shoalriverhoa.com

www.shoalriverhoa.com/index.html

Search

Shoal River Homeowners' Association

Crestview, Florida



Home Covenants Forms Maps Minutes Articles Links Contacts

News

SRHOA Annual Meeting
Monday
Nov 4th 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

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Old Business

1) None

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New Business

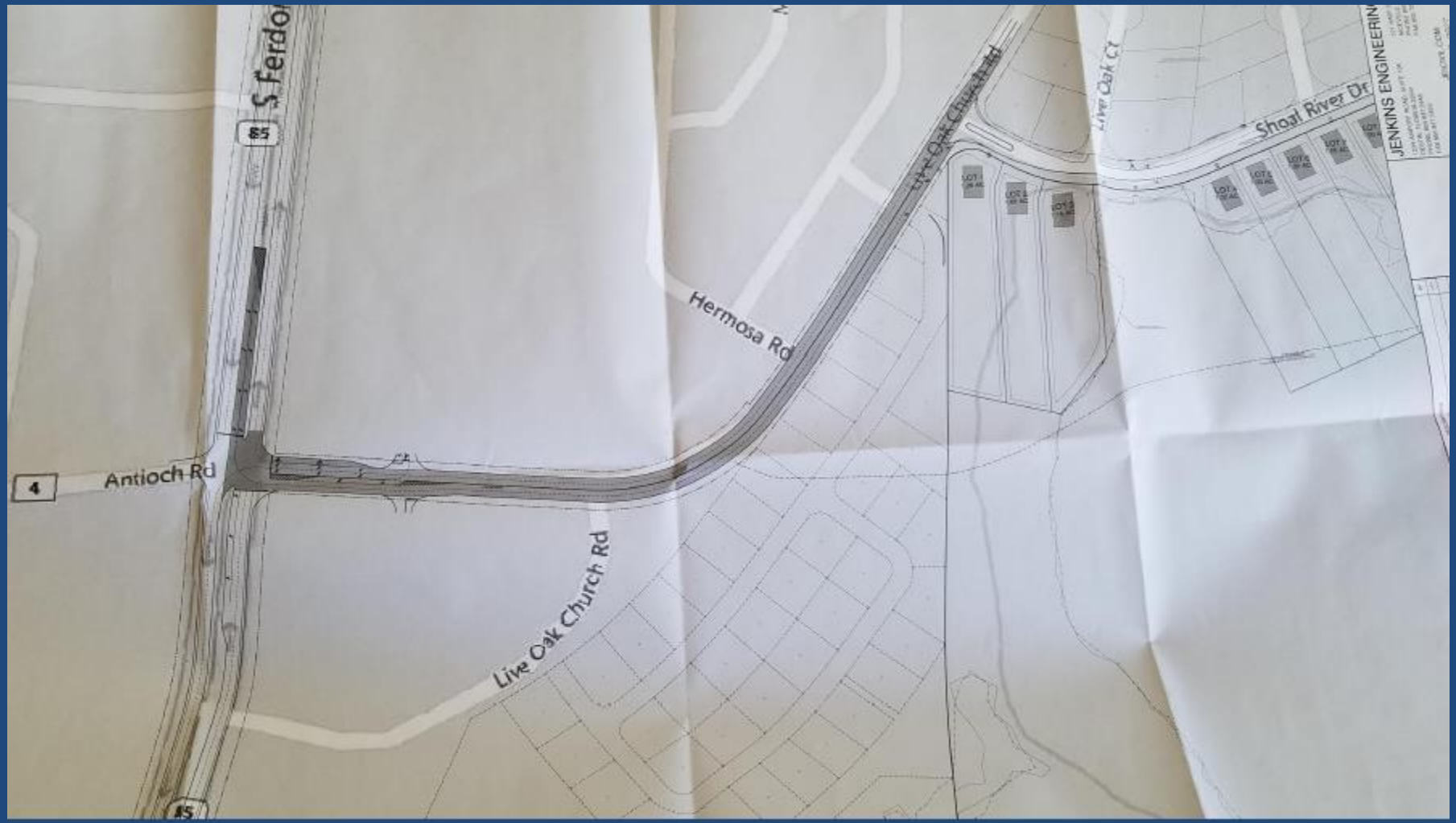
1) Patriot Ridge owns lakes/dams – will maintain
2) Do we want to be a part of the “agreement”?
    - Pro-rated cost share (155/700 ??)
    - Right thing to do
    - Provides enforcement if other party does not live up to agreement

New Business

3) Significantly reduced landscaping cost

4) Overdue assessments
   - 16 overdue assessments – approx. $4000

New Business/traffic



New Business 2020 budget

	2019 YTD	2019	2020
Gulf Power	$8,666.41	$12,000.00	$12,000.00
Landscaping	$5,025.00	$10,000.00	$5,000.00
Legal	$463.40	$5,000.00	$3,500.00
Accounting	$381.69	$1,820.00	$1,700.00
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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	$100.00	$100.00
Lakes and Dams		$5,000.00	$0.00
Total Expenses	$16,988.69	$37,345.00	$25,725.00
		total/155	165.968
		2020 assessment	$170.00

New Business 2020 budget

2020 Assessment $170

2019 Assessment $250

Patriot Ridge Development

1/9/19 – 1st public presentation concerning planned dvlpmnt

6/7/19 – Patriot Ridge golf course purchase

9/30/19 – 2nd public presentation - updates

10/10/19 – Okaloosa Planning Meeting – Dev. Agreement

11/5/19 – County Commissioner – Dev. Agreement

Patriot Ridge Dev Agreement

1) Development Agreement between County and Patriot Ridge
2) 10 Page document
    a) defines parties
    b) 416.6 acres
    c) max 570 homes
    d) less than max development density
    e) 15 phases – 5 years
        i. establish development rights
    f) solid waste disposal/storm water management
    g) ROADS – estimated max $1,300,524
        a) $287,334 for PJ Adams (mitigation)
        b) $30,000 for John King
        c) Live Oak widening

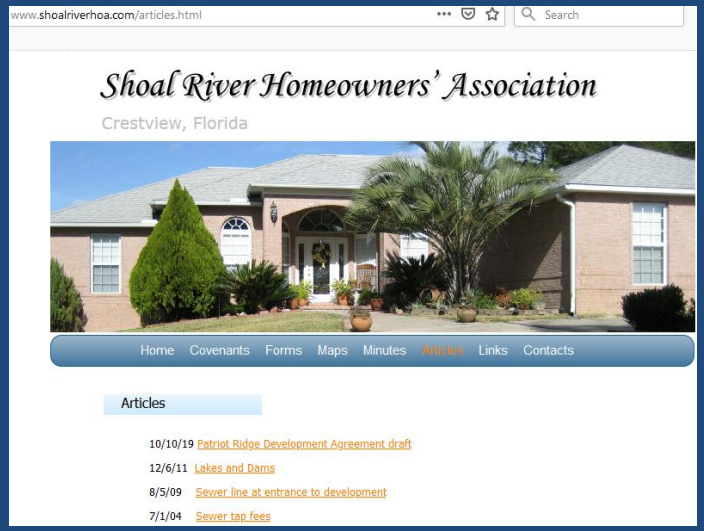
Patriot Ridge Dev Agreement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ____ day of _____, 2019, by and between the Okaloosa County Board of County Commissioners (the "County") and Patriot Ridge, LLP, a Florida limited liability partnership ("Developer") for the purpose of establishing development right of the Developer for certain real property located with the unincorporated area of Okaloosa County, Florida, as more particularly described herein; providing assurances to the Developer that it may proceed with the Project in accordance with existing laws and policies subject to the conditions of this Agreement; and insuring that this Agreement is in compliance with applicable provisions of Sections 163.3220-163.3243, Florida Statutes, and the Okaloosa County Comprehensive Plan.

ARTICLE I. RECITALS

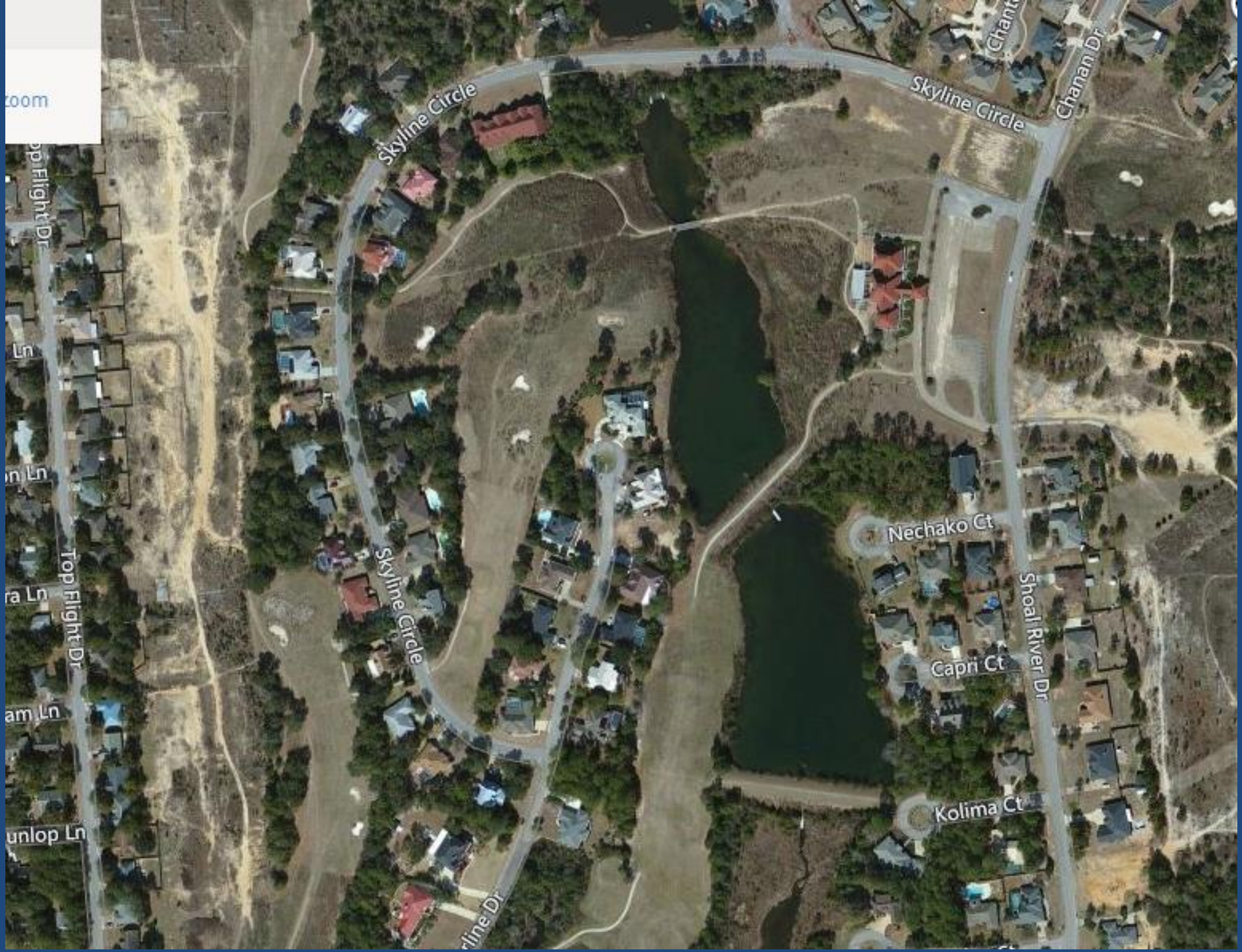
WHEREAS, the intent of the Florida Local Government Development Agreement Act (the "Act") is explicitly



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.



