Shoal River Homeowners' Assoc.

Jan 6 2020

<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

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BI-MONTHLY MEETING MINUTES
November 4, 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, November 4, 2019 at 7:00 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

3. The following board member was absent:

Naomi Simmons, Director

4. Ian introduced the board members.

5. Sterling Magby laid out the rules for the meeting.

6. There were 88 homeowners present or by proxy. Forty-one homeowners were needed to have a quorum.

SECRETARY'S REPORT: Ruth Labhart gave a brief review of the September 9, 2019 bi-monthly meeting. After review, Ian Weaver made a motion to accept the minutes as written. John Reno seconded the motion and the board approved.

TREASURER'S REPORT: Ian Weaver presented slides of the financial report for the Homeowner's Association based on the last two months. He reviewed the Profit and Loss for January through October of this year. He then reviewed the proposed 2020 budget, which the board approved at the September meeting. Copies of the proposed 2020 budget were available for all homeowners. Ian then stated the board had approved to reduce the Assessment for 2020 to $170.00. Homeowners were reminded if they wish to pay their assessment on-line by credit card, there is a signup sheet.

COMMITTEE REPORTS:

1. **Architectural Review**: No report.

2. **Compliance/Complaint:** Ian reported there was one complaint of a camper parked in a driveway. The homeowner was contacted, the camper was moved and the complaint was resolved.

3. **Curbs, Roads and Landscaping**: Ian reported the Board had approved at our May meeting to install a Colonial light at Lovegrass and Skyline. This lighting is being worked on and will be installed.

4. **Nominating**: No report.

5. **Web Site**: Ian reminded everyone of the web site and all the information that is reported there. There are copies of our Covenants and Bylaws, minutes and slides of meetings, articles which include current events and other information helpful to homeowners.

OLD BUSINESS: Ian reported we still have approximately 16 homeowners who have overdue assessments. This amounts to approximately $4,000 plus interest.

NEW BUSINESS:

1. Ian presented an overview of the new Developer, Patroit Ridge.

a. There was much discussion and many concerns, especially about the traffic. Ian made notes and will discuss these concerns with the Developer.

b. Ian stated he has a meeting tomorrow morning with the new Developer to go over areas that need to be mowed. We normally sign a contract for two years for mowing, and it is time to sign a new contract. The mowing area we have maintained will be much reduced resulting in a significantly lower cost for landscaping. There was much discussion and concern about landscaping, especially around the dams, which Ian will discuss with the developer.

c. Ian said the Developer gave a sample "Agreement" to us. Ian gave this to our lawyer for review.

2. Ian stated one of the key purposes of a Homeowners' Association is "beautification". He suggested we could take the $90,000 in our Money Market account and put in curbing.

3. Ruth Labhart reported the results of the election for board members. She announced that Helen Cruz, Sterling Magby and John Reno were elected to serve for the next two years (2020 and 2021) on the Board of Directors.

4. Sterling Magby thanked Ian for his service on the board.

5. The next scheduled meeting will be the first Bi-monthly Meeting for 2020 on Monday, January 6, at 6:30 pm at Live Oak Baptist Church, Building D, Rooms 3-4.

6. Sterling closed the meeting at 8:30 pm.

Ruth Labhart, Secretary
Shoal River Homeowners Association

Shoal River Homeowners' Assoc.

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Shoal River Homeowners Association

PROFIT AND LOSS

November - December, 2019

	TOTAL
▾ Income	
Assessments	500.00
Services	4,170.00
Total Income	**$4,670.00**
GROSS PROFIT	**$4,670.00**
▾ Expenses	
Insurance	1,732.00
Landscaping and Mowing	2,100.00
Postage and Box rental	306.45
Printing	46.16
QuickBooks Payments Fees	46.62
Service fee	14.92
Social Activities	56.39
Unapplied Cash Bill Payment Expense	363.50
Total Expenses	**$4,666.04**
NET OPERATING INCOME	**$3.96**
NET INCOME	**$3.96**

Shoal River Homeowners Association

PROFIT AND LOSS

January - December 2019

	TOTAL
▾ Income	
Assessments	31,742.53
Interest First National	155.37
Penalty fees	62.64
Service charge	165.83
Services	4,653.85
Unapplied Cash Payment Income	0.00
Uncategorized Income	670.00
Total Income	**$37,450.22**
GROSS PROFIT	**$37,450.22**
▾ Expenses	
Accounting and Legal	463.40
Gulf Power	8,666.41
HOA Registration Fees	61.25
Insurance	3,402.00
Landscaping and Mowing	7,125.00
Meeting Room Fees	352.88
Office Supplies	160.14
Postage and Box rental	514.37
Printing	46.16
QuickBooks Payments Fees	428.31
Service fee	14.92
Social Activities	56.39
Unapplied Cash Bill Payment Expense	363.50
Total Expenses	**$21,654.73**

Total Expenses	**$21,654.73**
NET OPERATING INCOME	**$15,795.49**
▾ Other Expenses	
Customer Refund	500.00
Total Other Expenses	**$500.00**
NET OTHER INCOME	**$ -500.00**
NET INCOME	**$15,295.49**

Cash basis Sunday, January 5, 2020 02:34 PM GMT-06:00

		2019 YTD	2019
4	Gulf Power	$8,666.41	$12,000.00
5	Landscaping	$7,125.00	$10,000.00
6	Legal	$463.40	$5,000.00
7	Accounting	$791.81	$1,820.00
8	Insurance	$3,402.00	$1,700.00
9	Meeting Room	$352.88	$350.00
10	Social	$56.39	$100.00
11	Printing	$46.16	$500.00
12	Postage and Box Rental	$514.37	$450.00
13	Web Site		$25.00
14	Service Fee	$14.92	$100.00
15	Misc/Office Supplies	$160.14	$200.00
16	Taxes and Fees	$61.25	$100.00
17	Lakes and Dams		$5,000.00
18	Total Expenses	$21,654.73	$37,345.00

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Architectural Review Committee

1) Shed?

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Compliance

1) n/a

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Lights

Lovegrass/Skyline Circle

1) Adding colonial light – having trouble contacting Gulf Power lighting manager

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Nominating/Vote

1) Positions

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Search

Shoal River Homeowners' Association

Crestview, Florida



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News

SRHOA Board Meeting
Monday
Jan 6th 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)

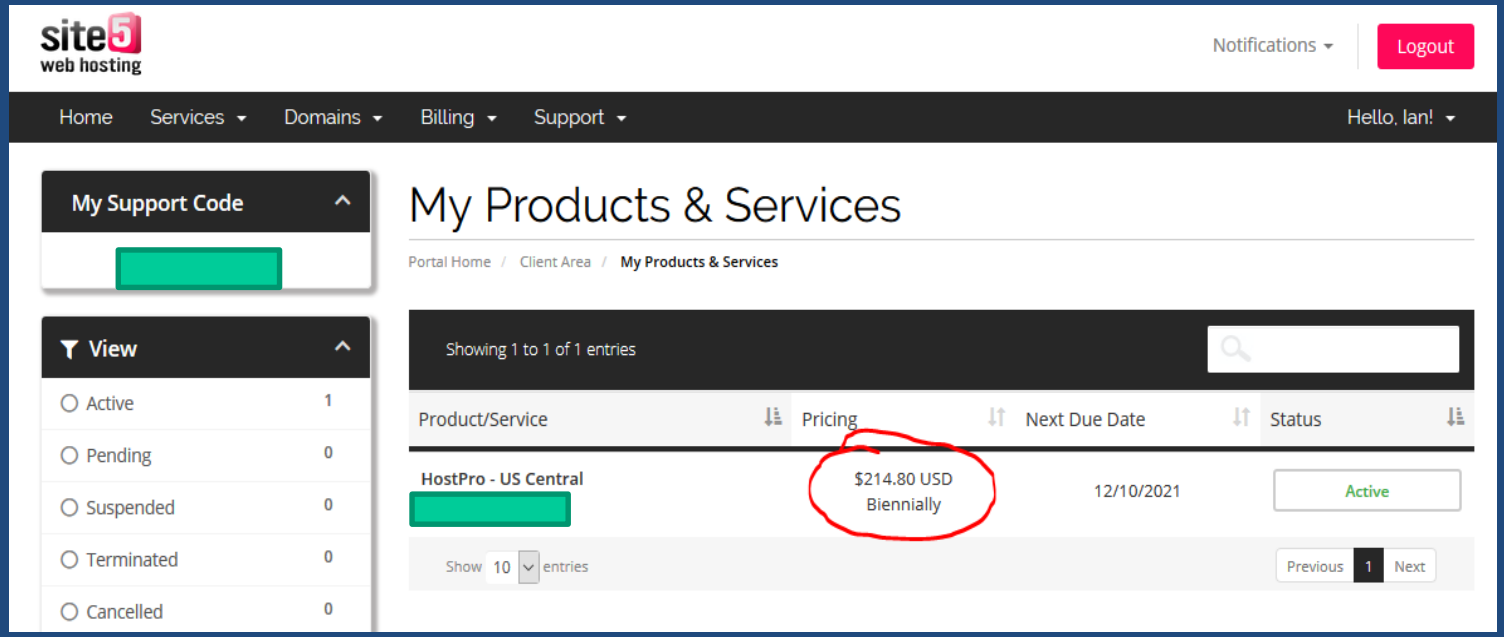
Welcome

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

2020 $170.00 due NLT Jan 31 2020 (online payment available)
2019 $250.00
2018 $270.00

shoalriverhoa.com



Site5 charges $39.95/year for an SSL secure encryption certificate

shoalriverhoa.com

IW support for website will end 6/1/2020

Financial services

1) Submit quote - $6000+/year

Landscaping

1) quote - $1400 year

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Old Business

1) 2020 Board

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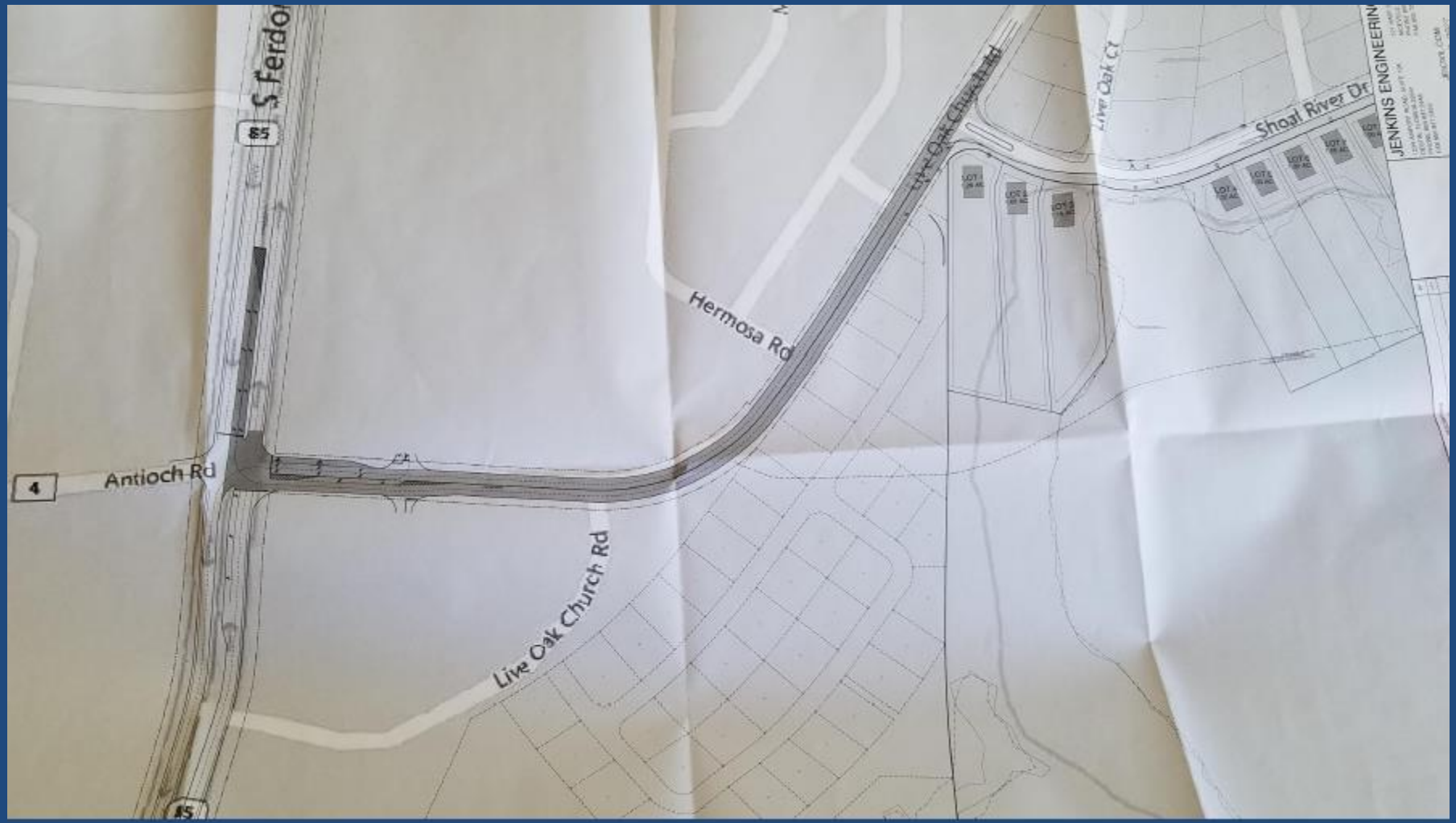
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New Business

1) 2020 Board

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
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	$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

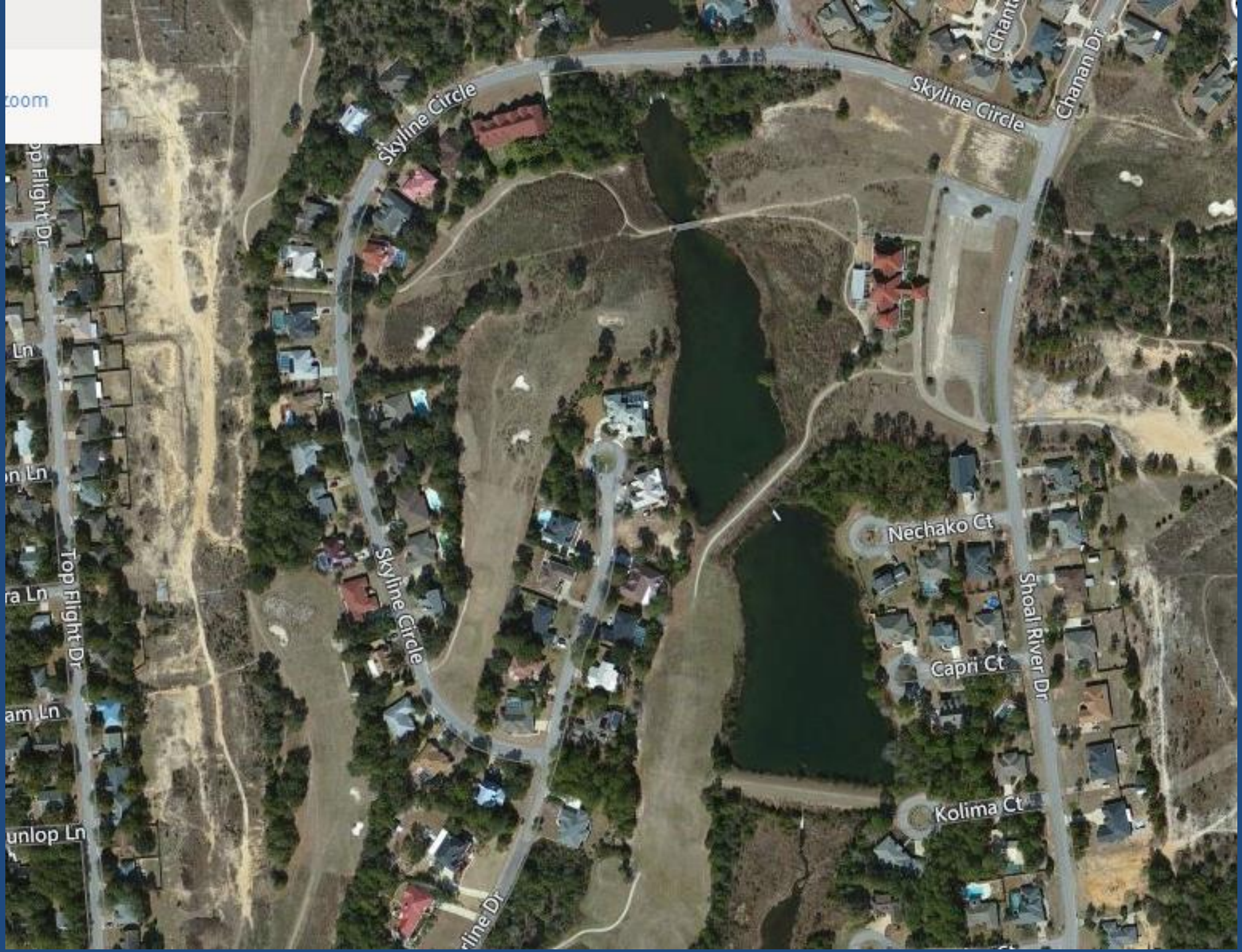
2020 Assessment $170

2019 Assessment $250

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

