Shoal River Homeowners' Association

November 2020

Shoal River HOA
November 2020

AGENDA

Call to Order
Roll Call/Board Member Quorum
Membership Quorum and Welcome New Members
Minutes:
Secretary's Report:
Treasurer's Report:
Committee Reports:
- Architectural Review
- Compliance/Complaint
- Curbs, Roads, Landscaping, Grounds, Lights
- Nominating Committee
- Web Site

Old Business / New Business/ Open Forum

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Current Board Members

Ruth Labhart

Meagan Caudill

Christopher McFarland

John Reno

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- Call to Order
- Roll Call – Board Quorum
- Membership Quorum
- Welcome New Association Members

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Board Positions:

President - Position Open

Vice President (acting president)–John Reno

Treasurer – Ruth Labhart

Secretary – Ruth Labhart

Nomination Committee – Ruth Labhart – Positions Open

Architectural Committee – Meagan Caudill (not returning) – Positions Open

Compliance/Complaints – Christopher McFarland – Re-nominating – Two Positions Open

Other Directors – Positions Open – Directors fill open positions

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Impact of Covid-19

Hurricanes

Results a turnover of:

- Association Members
- Board Members
- Board Nominees

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Minutes March 9, 2020 – Ruth Labhart

SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
March 9, 2020
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 Sterling Magby, President, March 9, 2020 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

   Sterling Magby, President
   John Reno, Vice President
   Ruth Labhart, Secretary/Treasurer

3. The following board member was absent:
   Helen Cruz, Director

4. There was a quorum of the present board members present.

5. There were 15 homeowners present.

SECRETARY'S REPORT: Sterling Magby reviewed the minutes of the January 6, 2020 Bi-Monthly meeting. After review, John Reno made a motion to accept the minutes as submitted. The motion was seconded by Sterling Magby and they were approved by the board.

TREASURER'S REPORT

a. Sterling gave a review of the finances. Our January expenses were $3,704.88. Our deposits were $12,540.00. We have a total of $58,675.61 in our checking account and $92,860.66 in our Money Market Account.

b. Sterling stated the landscaping will not start until March/April time frame and we will only be paying for mowing. Once the new owner takes over the landscaping, we will pay 21% of the landscaping contract. He also stated the new owner will have the Lake Doctor's come out and check the maintenance of the dams.

c. It was reported there are 28 homeowners who have not paid their assessments for this year.

COMMITTEE REPORTS:

1. **Architectural Review**: Sterling reported the following requests were reviewed and approved:

   a. An overhang and deck covering at 1010 Capri Court
   b. Plans for a new home on lot TE104 on Skyline Circle
   c. A six foot privacy fence behind 805 Gavernie Court

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Minutes March 9, 2020 (Ruth Labhart)

2. Compliance/Complaint:

a. A letter was written to a homeowner regarding a cat that was roaming the neighborhood. Problem solved.

b. Sterling quoted the Okaloosa County Code of Ordinances Section 5-25 Public Nuisances.

-It shall be unlawful and a civil infraction for the owner of an animal to permit the following nuisances to be committed, either willfully or through failure to exercise due care or control:

-No dog or cat shall be permitted to run at large off of the premises of its owner or custodian and upon other private property without the permission of the owner or occupant of such private property.

-No dog or cat shall be permitted to destroy or damage private or public real or personal property of another, or cause serious annoyance to a neighboring premises by interfering with the reasonable use and enjoyment of the property.

-.It shall be unlawful and a civil infraction for the owner or custodian of an animal to fail to immediately remove and dispose of that animal's waste upon any public or private property when the owner or custodian of the animal could reasonably be expected to be aware of the nuisance or has received notice of the existence of the nuisance.

c. Article VII. Section 8 of our Covenants states: Noxious or Offensive Activities.

-No noxious or offensive trade or activity, in the sole Opinion of the Board of the Directors, shall be carried on upon the property nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

3. Curbs, Roads and Landscaping:

a. Patriot Ridge sent an email out this past week stating the road work that is going on at Shoal River Drive by the Chanan Estate entrance/exit should be completed by the end of the week. He apologized for not communicating this prior to the road being dug up.

b. Patriot Ridge sent out the new design of the Adara Entrance sign which will read "Shoal River Communities".

c. Patriot Ridge is looking into solar lighting at the entrance to Shoal River Drive to address the visibility issues at night.

4. Nominating:

a. John Reno made a motion to nominate Meagan Caudill to fill the unfinished term (through December 2020) of Sandra Burden, who had resigned last month and was moving out of the Country. This motion was seconded by Sterling Magby and passed by the board.

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Minutes March 9, 2020 (Ruth Labhart)

b. John Reno made a motion to nominate Chris McFarland to fill the unfinished term (through December 2020) of Naomi Simmons who resigned this past month. This motion was seconded by Sterling Magby and passed by the board.

5. Web Site: Sterling stated that Ian Weaver has volunteered to monitor the web site until this summer. He will make an announcement in his upcoming newsletter to solicit a volunteer to monitor the web site for our Homeowners' Association.

OLD BUSINESS:

1. As discussed previously, we have contacted Panhandle Management to handle our Finances and possibly our Web Site. Costs were discussed and general consensus is to discuss this with them with possibly taking over in late summer. Cost for just the finance portion would be approximately $6,000 a year or $500 per month. If we would manage our own web site the possible cost would be approximately $250 to build a site and $25 a month maintenance fee for $300 a year.

2. Sterling shared where he and the new property owner discussed the three main bus stops in our area: Timberline and Skyline, Lovegrass and Skyline and Skyline and Shoal River Drive. Each stop will have a concrete pad. He further discussed that we might consider an overhead cover at these bus stops.

3. Sterling showed a slide of an area between the homes on Timberline and Skyline which is a possible area for a playground area. The new property owner is willing to donate $50,000 to develop this area.

NEW BUSINESS: N/A

ADJOURNMENT:

1. John Reno made a motion to adjourn at 7:53 PM. Seconded by Sterling Magby and passed by the board.

2. Our next meeting will be Thursday, May 7, 2020 at 6:30 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Assoc.

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Board Members, are the minutes approved.

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Nomination Committee (Ruth Labhart)

Nominees for 2021 Board of Directors:

- Bob Baird
- Porchia Brissett
- Chris McFarland
- Ian Weaver

- Are there any other Members to be added as a nominee?
- Do the Nominees have a preferred position they would like to serve on?

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Time to VOTE.

Results will be presented under

New Business Agenda

Shoal River HOA

Income and Expenses – Ruth Labhart

Hancock Whitney Checking Account

January 2020 Beginning Balance			$49,840.05
Income	$	21,494.77	
Expenses*		18,028.88	
Interest Paid		5.00	
Ending Balance			**$53,310.94**

Expenses:

Florida Dept	$	61.25
Gulf Power		9,045.25
Insurance		362.00
Landscaping		7,100.00
Office Supplies		106.35
Transaction Fees		119.50
QB Service Fee		755.00
US Post Office		276.13
Web Site		203.40
Total Expenses	$	18,028.88

Hancock Whitney Money Market Account

January 2020 Beginning Balance			$92,821.35
Interest Earned	$	128.60	
Ending Balance October 31, 2020			**$92,949.95**

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Architectural Committee Reports:

None

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Compliance & Complaints Committee

Curbs, Roads and Landscaping

Reports:

None

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Nominating Committee Reports:

Nominees are needed.

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Information about Patriots Ridge

The proposed thru road from Skyline Circle to Airman's Memorial Blvd, will now be an emergency access point only.

On, August 4, 2020, Mr. Matovina with Patriot Ridge requested a meeting with Chanan and Shoal River HOA leaders to discuss his upcoming Okaloosa County meeting regarding Patriot Ridge and the proposed road to access Airman's Memorial Blvd. With the purchase of additional land east of the Chanan gated entrance; a direct entrance and exit was established for the new Patriot Ridge homes.

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New Business

We need your input, and we need your ideas!!

Here are some suggestions for membership engagements

- Neighborhood Watch and Security
- Website – with interactive website capabilities for more homeowner involved. (non-commercial)
- Zoom type platform for all Board and Membership Meetings
- Cul-de-sac moments:
  - Neighborhood cul-de-sac meetings
  - Meet and greet cookouts
  - Movie on the cul-de-sac

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Old Business

Patriot Ridge has agreed to provide three main school bus stops with concrete pads (Timberline at Skyline, Skyline at Lovegrass, Skyline at Shoal River). Sterling Magby discussed that SRHOA would provide the overhead covers to protect our children from the elements. This is yet to be accomplished. From the 3/09/2020 Board Meeting.

In the 03/09/2020 Board Meeting, Sterling Magby spoke of a shared lawncare agreement with Patriot Ridge in which SRHOA would pay 21% of the combined HOA's costs. According to Mr. Matovina on September 18, 2020, no contract has been signed. This arrangement would be long term and should be reviewed by our HOA Attorney with his response in writing to protect SRHOA's financial interest. It must be presented to the Homeowners' Association for approval or disapproval due to the long-term expense to the Association.

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Proposed Budget 2021 (Ruth Labhart)

Gulf Power	$ 12,000.00
Landscaping	10,000.00
Accounting	1,820.00
Legal	5,000.00
Insurance (D&O and Fidelity)	1,700.00
Meeting Room	350.00
Social	100.00
Printing	500.00
Postage and Box Rental	450.00
Web Site	25.00
Service Fee	100.00
Miscellaneous/Office Supplies	200.00
Taxes and Fees	100.00
Total Proposed 2021 Budget	$ 32,345.00

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Treasurer's Report: (Ruth Labhart)

2021 Annual Assessment:

$170.00

Does the Board accept this Assessment?

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Election Results:

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Meeting of New Board

Monday, January 11, 2021

6:30 PM

Live Oak Baptist Church

4565 Live Oak Church Road

Building D

Room 3/4

Shoal River HOA

Open Forum

This Is Your Association

How do we make the neighborhood better?

What are your

- Ideas
- Questions
- Concerns

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Mailing address:

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Crestview, Florida 32536

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