Shoal River Homeowners' Assoc.

March 8 2021

<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 (Chris McFarland)
Compliance/Complaint (Ian Weaver)
Curbs, Roads, Landscaping, Grounds, Lights (Ian Weaver)
Nominating (Ruth Labhart)
Web Site (Ian Weaver)
Old Business
New Business

Homeowner Questions/Feedback

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Roll Call/ Member Quorum

1) Ian Weaver
2) John Reno
3) Ruth Labhart
4) Chris McFarland
5) Robert Baird
6) Porchia Brissett

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SHOAL RIVER HOMEOWNER'S ASSOCIATION
BI-MONTHLY MEETING MINUTES
January 11, 2021
www.shoalriverhoa.com

CALL TO ORDER/ROLL CALL:

1. The first Bi-Monthly meeting for the Shoal River Homeowner's Board of Directors for 2021 was called to order by Acting President, John Reno, January 11, 2021 at 6:30 PM at Live Oak Baptist Church.

2. The following board members were present:

    John Reno, Vice President
    Ruth Labhart, Secretary/Treasurer
    Bob Baird (Phone)
    Chris McFarland, Director
    Ian Weaver

3. The following board member was absent: Porchia Bassett

4. There was a quorum of board members present.

5. There were six homeowners present.

SECRETARY'S REPORT: John Reno reviewed the highlights of the November 9, 2020 Annual meeting. After review, Chris McFarland made a motion to accept the minutes as submitted. The motion was seconded by Ian Weaver and they were approved by the board.

TREASURER'S REPORT: A review of the finances for December/year end was given by Ruth Labhart. After discussion, the financial report was approved as submitted.

COMMITTEE REPORTS:

1. Architectural Review: There was one request for solar panels on TE113 which was approved.

2. Compliance/Complaint: Ian Weaver reported the light on Nechako Court, which had been reported at the last meeting, had been repaired.

3. Curbs, Roads and Landscaping: There was discussion regarding the mowing contract between the new developer and our association. Ian will follow up on this.

4. Nominating: No report

5. Web Site: No report

OLD BUSINESS: N/A

NEW BUSINESS:

1. John Reno introduced the new board members. The following assignments were made for board positions for the coming year. This will be finalized at our next meeting when all board members are present.

President:	Ian Weaver
Vice President:	John Reno
Secretary/Treasurer:	Ruth Labhart
Architectural Review:	Chris McFarland, Chairman
	Bob Baird
Compliance & Complaint	Ian Weaver, Chairman
	Chris McFarland
Curbs, Roads and Landscaping	Ian Weaver, Chairman
	Chris McFarland
Nominating:	Ruth Labhart, Chairman
	Porchia Bassett
	John Reno
Web Site:	Ian Weaver

2. Neighborhood Watch. Chris McFarland volunteered to contact the Sheriffs Department to come in and brief us on what this entails. He will let the board know when they can do this.

ADJOURNMENT:

1. Ian Weaver made a motion to adjourn at 7:50 PM. This motion was seconded by Chris McFarland and passed by the board.

2. Our next meeting will be Monday, March 8, 2021 at 6:30 PM.

Ruth Labhart, Secretary
Shoal River Homeowners' Association

Shoal River Homeowners' Assoc.

Jan 6 2020

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Shoal River Homeowners' Association
February 2021 Income and Expense Report

Hancock Whitney Checking Account

February Beginning Balance:		$60,561.74
Income:		
Deposits - Mail-in	$3,002.55	
Deposits-On Line	2,387.65	
Interest Paid	0.49	
Total Income		$5,390.69
Expenses:		
Corporation Fees	$61.25	
Gulf Power	879.46	
Tran Fee	72.73	
Total Expenses		($1,013.44)
Ending Balance Checking Acct		$64,938.99

Hancock Whitney Money Market:

February Beginning Balance		$92,956.97
Interest earned	$2.14	
Total Income		$2.14
Ending Balance Money Market		$92,959.11

	Jan/Feb 2021	2021 Budget
Gulf Power		$12,000.00
Landscaping		$10,000.00
Accounting		$1,820.00
Legal		$5,000.00
Insurance (D&O/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
Misc/Office Supplies		$200.00
Taxes and Fees		$100.00
2021 Budget		$32,345.00

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Architectural Review Committee

1) ?

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Compliance

1) We need Compliance Committee
    a) Minimum 3 people – have 1 willing person
2) “No fishing” is now enforceable
    a) Lakes are private property
    b) Patriot Ridge requests no fishing

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Landscaping

1) Require decision on right of way (ROW) and lakes/dams cost sharing agreement with Patriot Ridge:
    a) SRHOA cost would be ≈ 23% share in the ROW and lakes/dams maintenance cost
    b) Submitting existing share agreement from Patriot Ridge
    c) 2020 – SRHOA landscaping bill was $7100. Patriot ridge would include Lake Doctor bill for 2020 ($1500).
    d) Patriot Ridge is now performing all dam landscaping/mowing separately.

Landscaping – sharing pros/cons

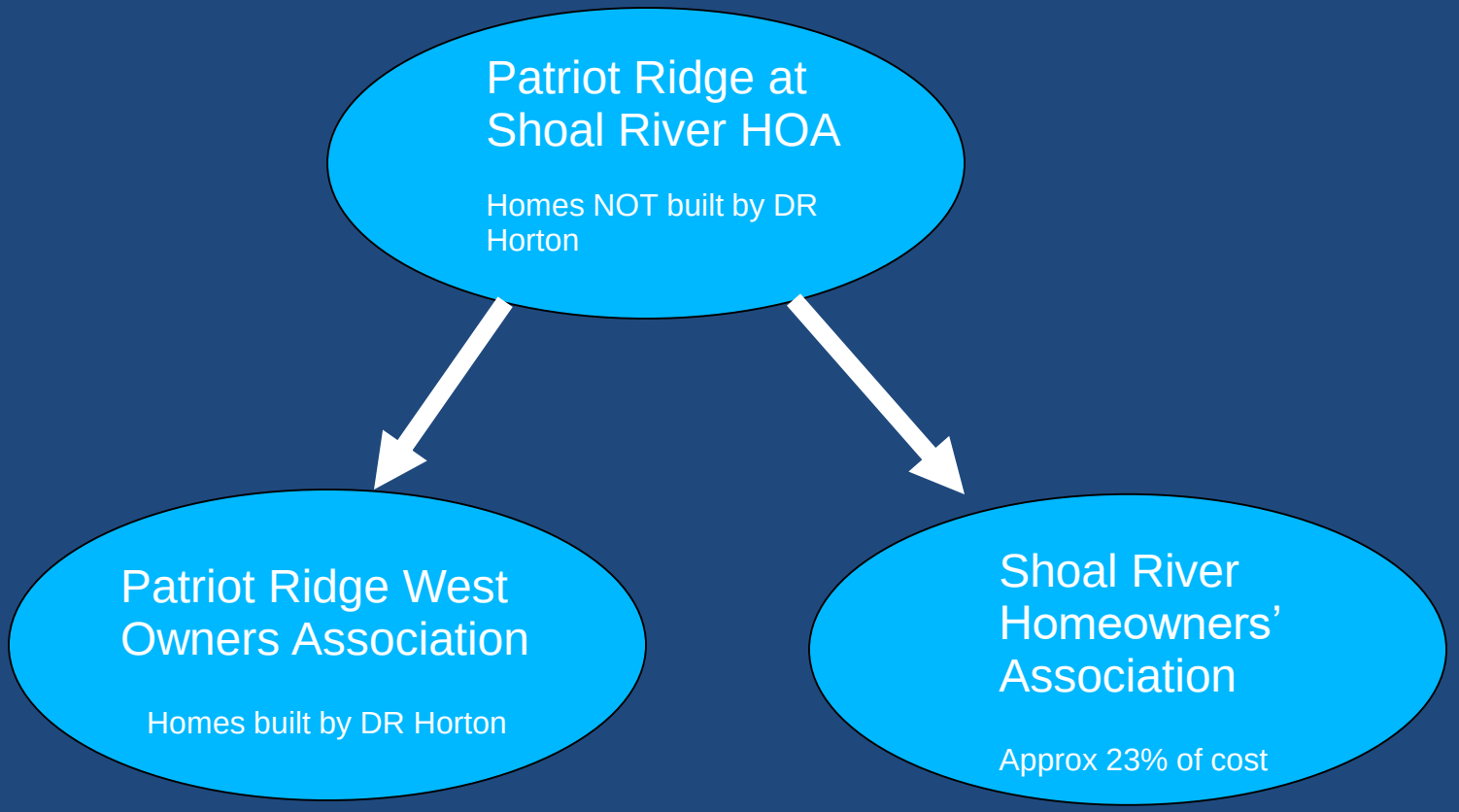
Pros

1) Cost less – mostly!
2) We have an input to the maintenance of the lakes and dams
    a) How often they are mowed
    b) Fishing/boating issues
    c) We have interest in keeping them pristine

Cons

1) Share in possible larger costs (significant dam maintenance?)

SHARING AGREEMENT STRUCTURE



Landscaping – other options

1) We do our own landscaping (cul de sacs only)
    a) We have no say about the maintenance of the lakes and dams

Landscaping – $$ quotes

1) As of 3/8/21 – landscaping quotes
    a) Cul de sacs only - $495
    b) All ROW (includes cul de sacs but NO dams) - $975

Roads

1) 3/8/21 called Okaloosa County Roads to remove full size deer along road. They removed within hours (Thank you Okaloosa County).
    a) County removes if on road – or right of way

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Nominating/Vote

1) Positions filled

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shoalriverhoa.com

www.shoalriverhoa.com/index.html

Shoal River Homeowners' Association

Crestview, Florida



Home | Covenants | Forms | Maps | Minutes | Articles | Links | Contacts

News

Next SRHOA Board Meeting
March 8 2021
- 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)

Note*: Online payment of HOA dues is available. Homeowner must supply email address to the treasurer to receive payment link.

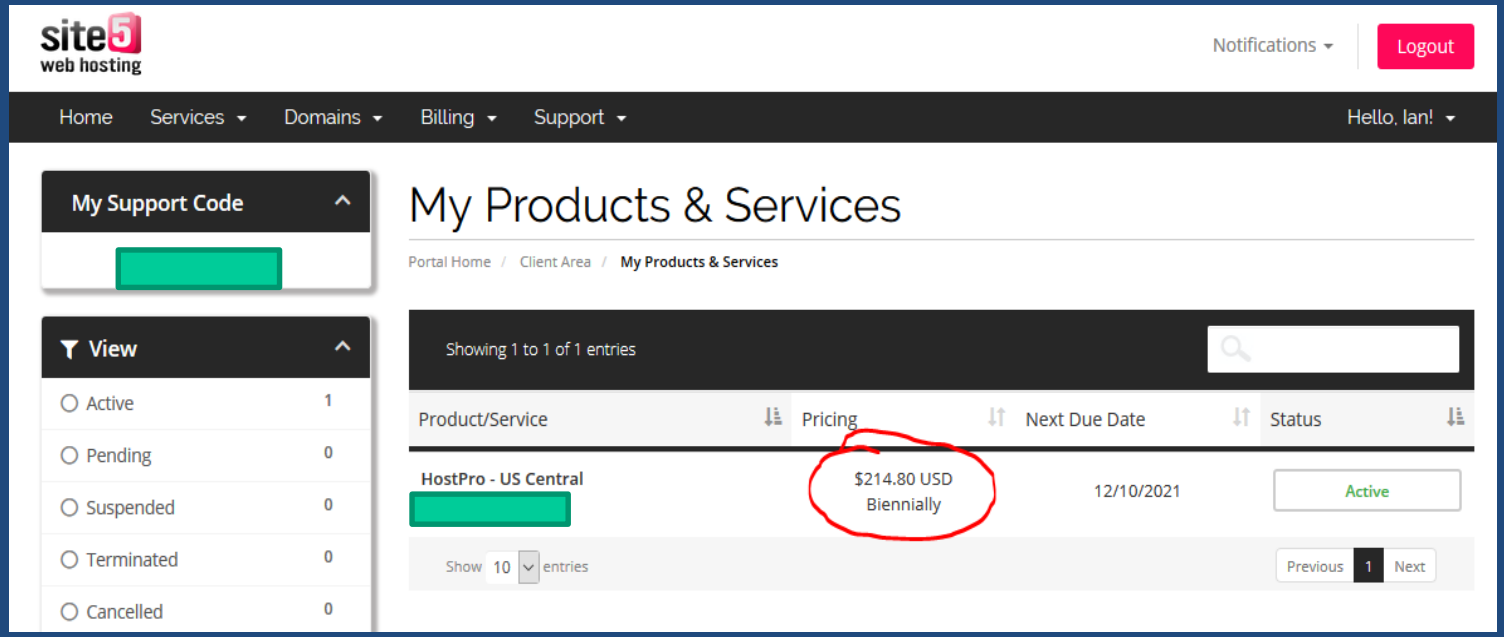
Welcome

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

2021 $170.00 due NLT Jan 31 2021 (online payment available
2020 $170.00
2019 $250.00
2018 $270.00
2017 $445.00
2016 $445.00
2015 $445.00

shoalriverhoa.com



1) Recommend we get an SSL certificate. Site5 charges $39.95/year for an SSL secure encryption certificate

Landscaping

1) quote - $1400 year

Shoal River Homeowners' Assoc.

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1) Neighborhood Watch

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Financial services

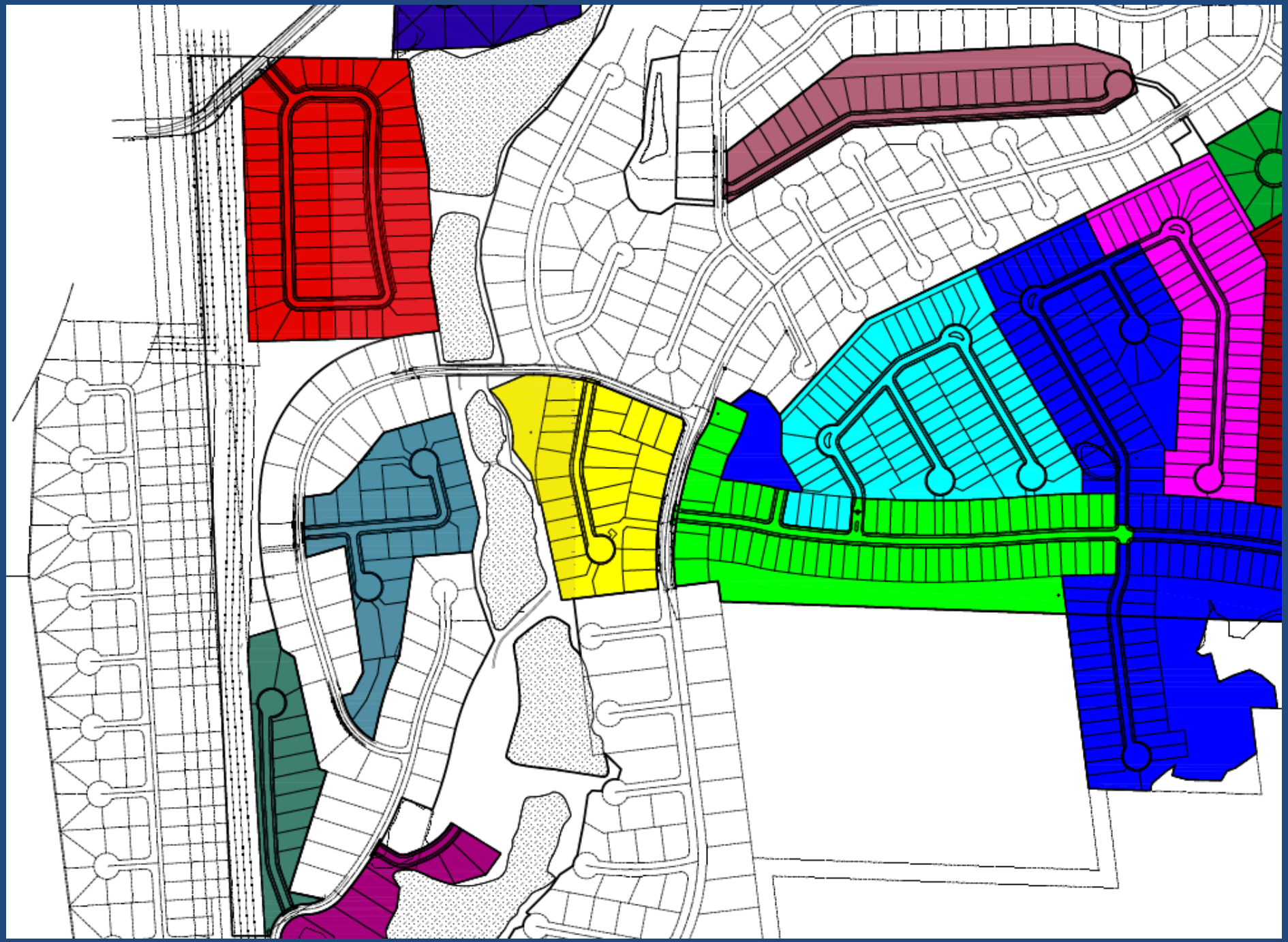
1) Submit quote - $6000+/year

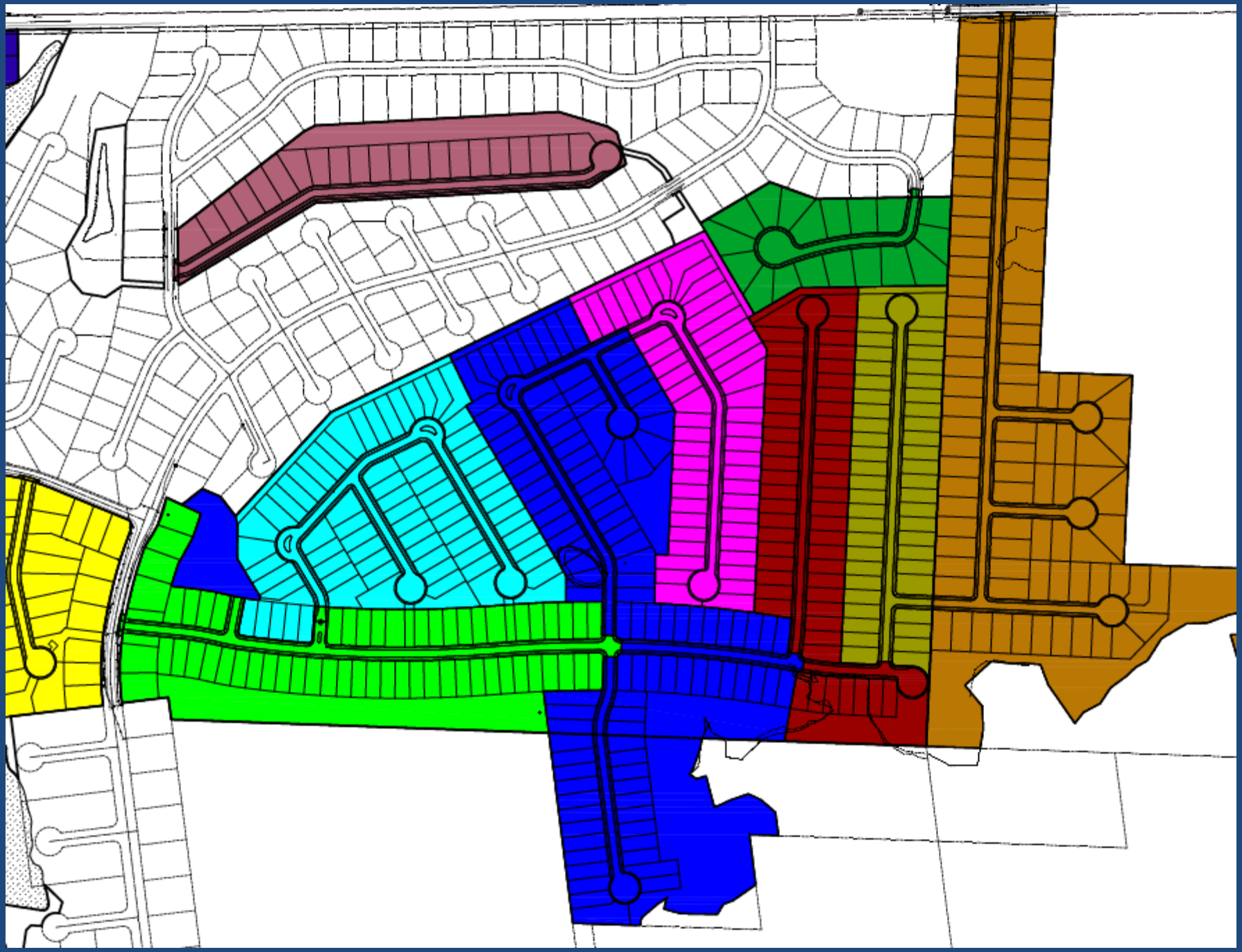
New Business

1) Financial Services for SRHOA >$6000 /year

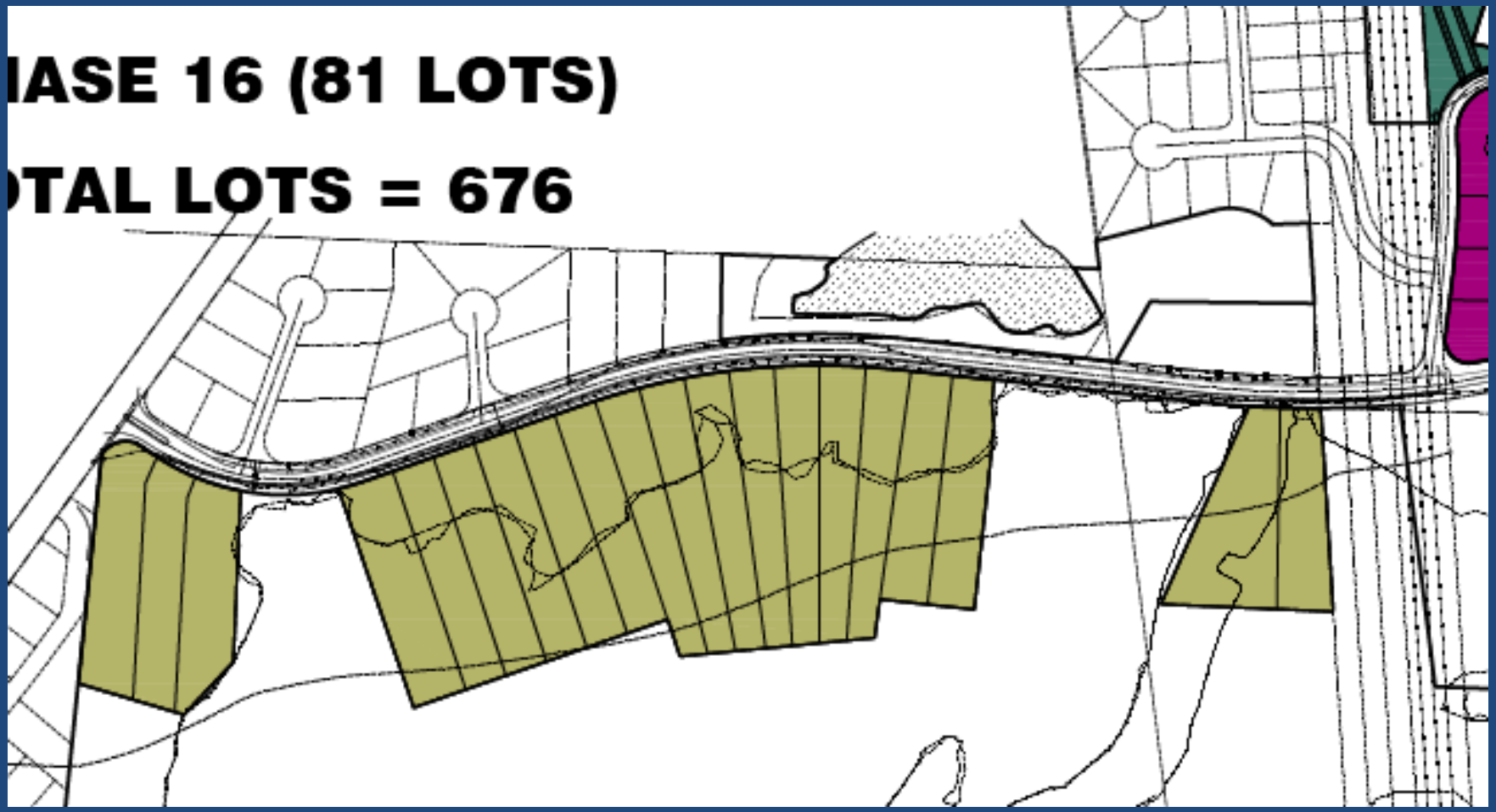
Homeowner Questions/Feedback

Backup

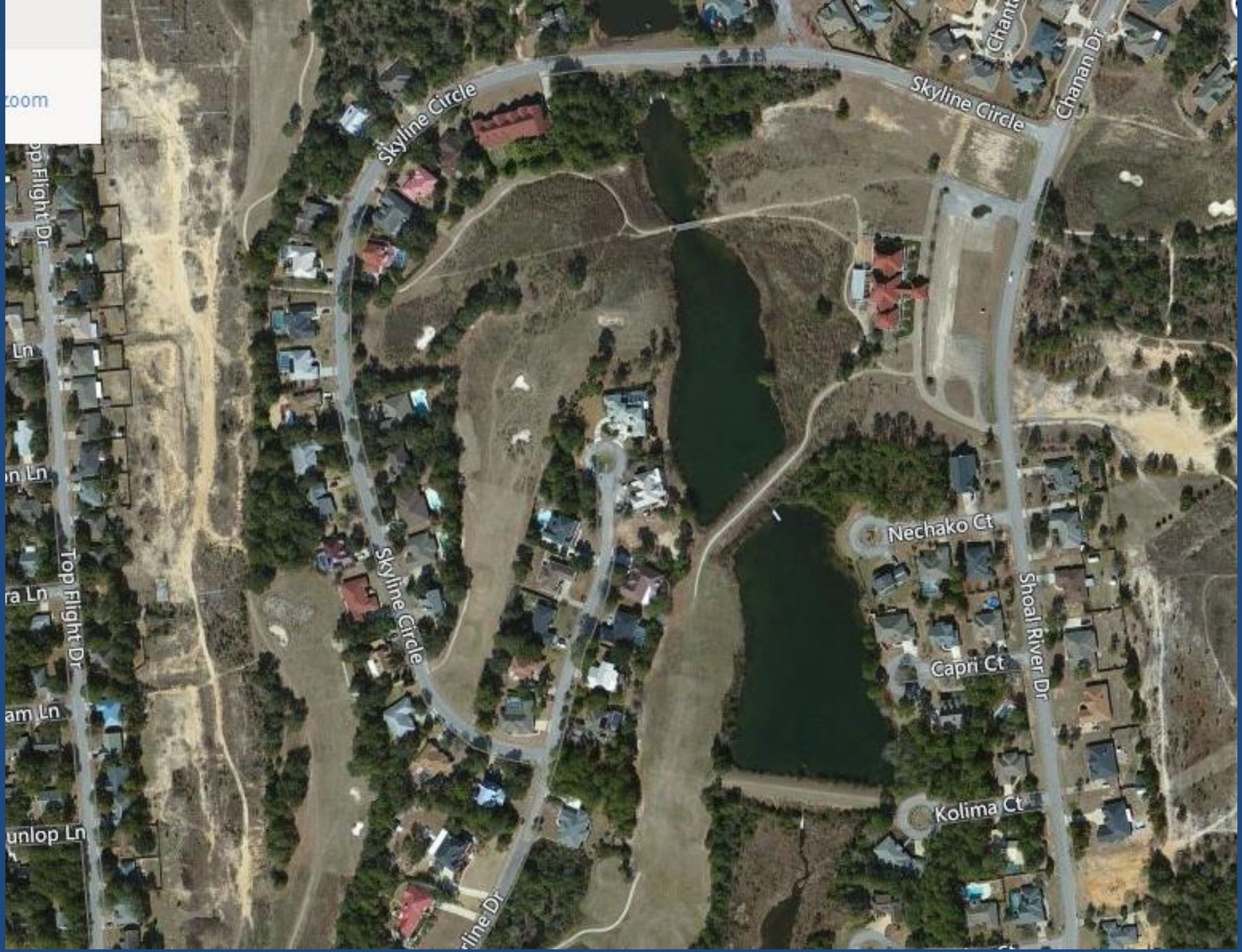






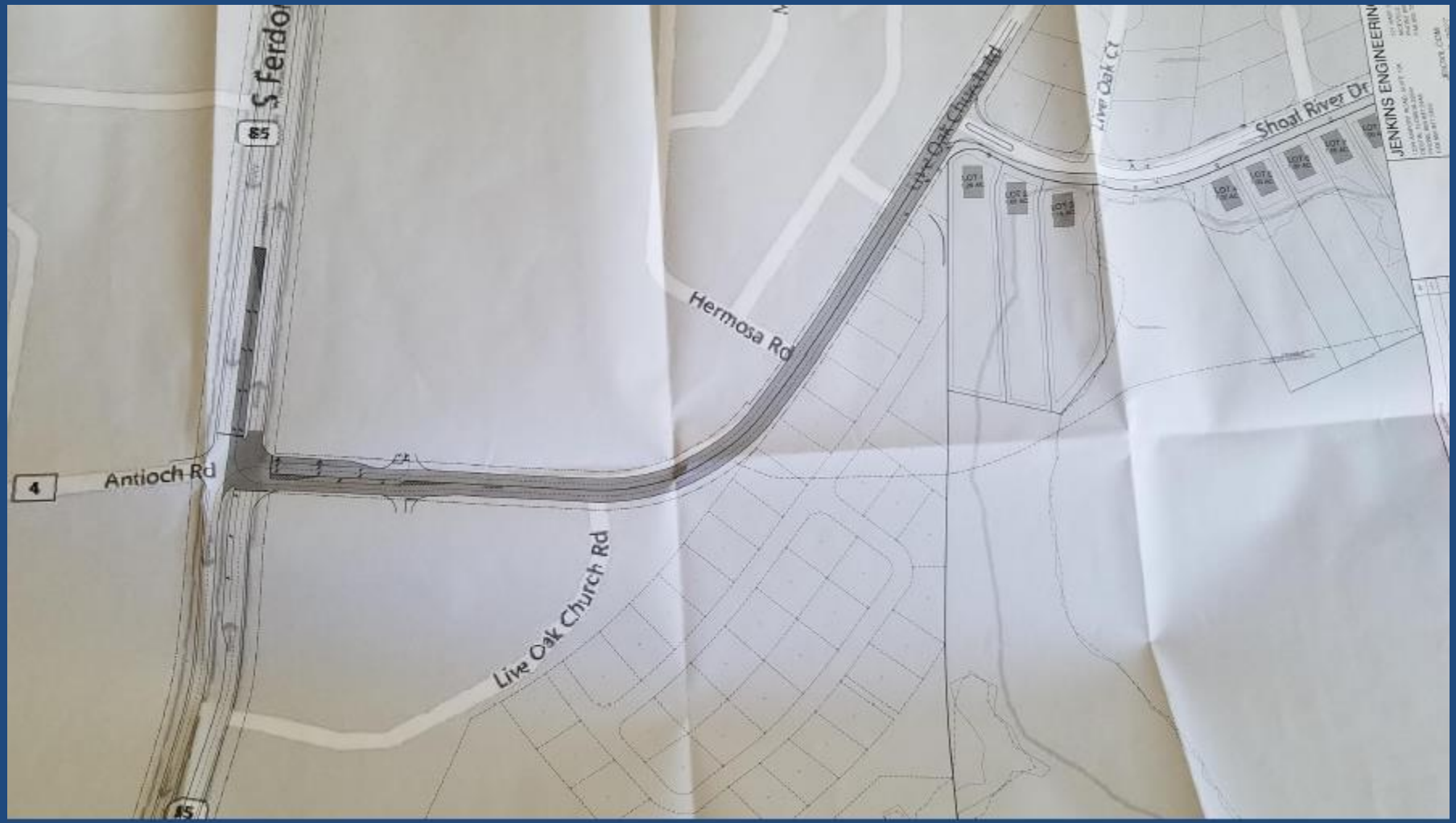

IASE 16 (81 LOTS)
TAL LOTS = 676


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

New Business/traffic



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.



