# BOARD OF DIRECTORS MEETING
# SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
# MINUTES
# SEPTEMBER 17, 2012

## I. *CALL TO ORDER*

Regular Board Meeting: Monday, September 17, 2012 called to order at 7:03 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

## II. *ROLL CALL* - Quorum Present

Members Present: Ron Dean, Charles DelaRosa, David DeVelder, Stan Klos, David Leneberg Don McCann, James Petosky, and Walter Seely
Members Not Present: Steve McDermott
Committees Present: Janet Magnuson (Newsletter, Grants & Events)

## III. *APPROVAL OF MINUTES*

**01**. On **MOTION** by Don McCann, duly seconded by Charles DelaRosa, and upon unanimous agreement, the **Board agreed to waive the reading of the minutes of the August 20, 2012 regular Board Meeting and approve the minutes as presented.**

## IV. *COMMITTEE REPORTS*

**01. Common Areas:** The Manager presented the Board quotes for the replacement of the dead palm tree at the west entrance. On **MOTION** by Don McCann, duly seconded by Stan Klos, **the Board unanimously agreed to accept the lower $ 290 quote from Delarosa Landscaping with an 18 month guarantee on the life of the palm.** The Manager continues to coordinate with the insurance carrier of the driver who crashed into and damaged the east side monument wall. Additional repair quotes are being obtained. As an initial option to possibly reduce vandalism, the Board accepted the TECO Engineering plan to increase to 150 w the wattage of lights along the top of the dam. Janet Magnuson informed the Board she is still working on a grant application to purchase cameras to record activity within the common grounds of the dam. It was noted the west US flag requires replacement.

**02. Newsletter** Janet Magnuson provided an oral report.

**03. Finance:** Management previously provided Directors the financial report for the period ending August 30, 2012. Mr. McCann, Treasurer, reported on his review of the financial report and informed the Board that he found no matters of concern at this time. Don McCann requested the Manager coordinate a telephone call between himself and the Accountant to discuss the receivable entries on the accountant's cash report versus the manager's accrual report. The Board discussed the distribution to the Board Members of original bank statements.

## V. *MANAGEMENT REPORT*

**01. Collections and Accounting:** Management updated the Board on collection matters. Don McCann requested the Manager report back on details of a particular account.

**02. Open Deed Restriction Violations**: Management provided a listing of open deed restriction violations for Board review and follow up.

**VI.** ***ARCHITECTURAL APPLICATIONS***

**01.** On **MOTION** by David Leneberg, duly seconded, **the Board unanimously disapproved the construction plans for a guest quarters outbuilding on the lot at 12701 Silver Pine**. The application will be reconsidered upon submission of all previously requested plans and owner attendance and presentation at a Board meeting.

**02**. On **MOTION** by David Leneberg, duly seconded, **the Board unanimously disapproved the construction plans for a recently built home at 11250 McMullen Road, noting that the owner has failed to submit complete construction plans as previously demanded by the HOA.**

**03**. On **MOTION** by David Leneberg, duly seconded, t**he Board unanimously approved the installation of a six foot, white vinyl fence at 12207 Shadow Run according to submitted plans.**

**04**. On **MOTION** by Don McCann, duly seconded, t**he Board unanimously approved the roof re-shingle at 11910 Sugarberry according to submitted plans.**

**05**. On **MOTION** by Don McCann, duly seconded, and upon a vote of **Seven FOR and One (Leneberg) AGAINST, the Board approved the installation of a six foot, vinyl fence at 11405 Donneymoor according to submitted plans.**

**VII.** ***UNFINISHED BUSINESS***

**01**. Jim Petosky updated the Board on the status of the Revitalization of Documents submission to the State of Florida and his visit with the HOA attorney regarding the submission.

**02.** Jim Petosky reported that Stan Klos has agreed to chair the new Architectural Committee and has been joined by volunteers Ron Dean, Charles DelaRosa, Bill Paes, and William (Dempsey) Wilson.

**VIII.** ***NEW BUSINESS***

**01**. The Board was updated regarding the fall, community-wide garage sale. A new sign will need to be purchased for the east side entrance.

**02**. Janet Magnuson updated the Board on a possible Halloween event, however, a volunteer is needed to organize and lead the event. Charles DelaRosa volunteered his wife to assist in the planning.

**03**. Jim Petosky updated the Board regarding electrical outlets buried in the mulch at the west entrance. Stan Klos volunteered to look at the situation and identify a possible solution.

**IX.** ***MEMBER COMMENTS ON AGENDA ITEMS***

Homeowners in attendance were allowed to address the Board on agenda items.

**X.** ***ADJURNMENT***

On **MOTION** by Don McCann, duly seconded**, the Board unanimously agreed to adjourn the meeting at 8:28 PM.**

**Approved by the Board October 15, 2012**