BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JULY 16, 2012

I. *CALL TO ORDER*

Regular Board Meeting: Monday, July 16, 2012 called to order at 7:00 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

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Stan Klos, duly seconded by Ron Dean, and upon a vote of six (6) FOR , One (1) NO (Leneberg), with one (1) ABSTENTION (Petosky), the **Board agreed to waive the reading of the minutes of the June 18, 2012 regular Board Meeting and approve the minutes as presented.**

02. Mr. Petosky will consult with the attorney regarding the proper use of and recording of abstention votes.

IV. *COMMITTEE REPORTS*

01. Common Areas: Mr. Petosky informed the Board that a palm tree at the west subdivision entrance has died and requires replacement. Management was requested to investigate if a warranty exists for the palm. Mr. Petosky continues seeking a volunteer to oversee common grounds. The Manager continues efforts to secure a no-trespass registration with the Sheriff for the dam grounds.

02. Newsletter There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending June 30, 2012. Mr. McCann, Treasurer, reported on his review of the financial report and informed the Board that legal expenses continue to grow due to revitalization efforts. Mr. McCann questioned a Management charge for additional support staff reimbursement at the annual meeting. Management will review the contract.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up. Management reported that it was not necessary for the HOA to mow the vacant home lot at 11916 Shadow Run as approved at the last meeting since it appeared someone had cut the lot. The Board reviewed an on-going, long standing violation situation at a home on Shadow Run Blvd. The Manager was requested to have the attorney forward a demand letter to the owner to correct the multiple deficiencies or mediation will be requested of the Courts. Also, code enforcement will be notified regarding the running of a business from the home and the storage of commercial items in the rear yard.

VI. ***ARCHITECTURAL APPLICATIONS***

01. On **MOTION** by David DeVelder, duly seconded by Ron Dean, and upon a vote of six (6) FOR with two (2) ABSTENTIONS (Leneberg, McCann), t**he Board approved the new home construction, pool and enclosure construction, exterior paint color scheme, and landscaping and mailbox plans for 12903 Shadow Run Blvd.**

VII. ***UNFINISHED BUSINESS***

01. Damage at the Dam: The Board discussed vandalism at the dam. The park benches are pending repair. It was suggested that additional lighting be installed at the dam as it was considered too dark and a draw for illegal activity and trespassing. Management was asked to look into options of improving lighting at the dam. Cameras may be considered in the future.

02. Revitalization of Documents: The Manager updated the Board on recent actions to revitalize HOA documents pursuant to State Statutes. The meeting notice package has been distributed to the membership. The Manager provided the Board a final cost projection for the revitalization project. The Board requested the President contact the attorney to obtain clarification on a few items in question regarding the revitalization project.

VIII. ***NEW BUSINESS***

01. Mr. Petosky reported that the appointment of an Architectural Review Board remains an open item and some volunteers may be coming forward.

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

Homeowners were permitted to comment on agenda items. Mr. and Mrs. Sanchez expressed to the Board a number of revitalization concerns and urged the Board to obtain all legal opinions regarding revitalization in writing.

X. ***ADJURNMENT***

On **MOTION** by David DeVelder, duly seconded, and **upon unanimous agreement of the Board, the meeting was adjourned at 8:22 PM.**

Approved by the Board August 20, 2012