BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
NOVEMBER 19, 2012

I. *CALL TO ORDER*

Regular Board Meeting: Monday, November 19, 2012 called to order at 7:04 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 and James Petosky
Members Not Present: Steve McDermott, and Walter Seely
Committees Present: None

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Stan Klos, duly seconded, and upon unanimous agreement, the **Board agreed to waive the reading of the minutes of the October 15, 2012 regular Board Meeting and approve the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: The Manager has forwarded a claims letter to Geico for damages to the east entrance monument wall. The contract from TECO for upgraded lighting at the Dam has been received. An additional pole and light fixture have been added to the contract along with increased wattage for pole lights. The additional charge of less than $ 30 per month will be added to the current monthly TECO bill. On motion by Charles DelaRosa, duly seconded, and upon unanimous agreement, the Board approved the contract with TECO. Both the dam corporation and the HOA must sign the contract. Stan Klos replaced lights and a GFI outlet at the west entrance. The Board agreed to allow Stan to complete the project at both entrances.

02. Newsletter/County Grant: James Petosky provided an oral report on behalf of Janet Magnusson, Committee Chair. A newsletter is in final print and forthcoming. The Association has not yet heard from the County regarding the grant request for cameras at the dam.

03. Finance: Management previously provided Directors the financial report for the period ending October 30, 2012. The Manager reported that the County reimbursement for the clean up day has been finally received. The Treasurer requested the Manager follow up on an un-cashed June reimbursement check to a neighbor.

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.

03. Website: The Manager reported that the website has been updated and the revitalized documents posted.

VI. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
01. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously approved the repaint of 11911 Sugarberry in colors presented.**

02. On **MOTION** by Stan Klos, duly seconded, and upon a vote of six FOR and one (Develder) AGAINST, **the Board agreed to demand from 12701 Silver Pine plans and specifications for a utility yard to shield the out building identified as a "granny flat".**

03. Stan Klos, new Architectural Review Board Committee Chair, discussed with management the procedure for future architectural applications and processing.

VII. ***UNFINISHED BUSINESS***
01. James Petosky updated the Board regarding the Document Revitalization project. The revitalized documents have been approved by the State and the documents have been filed at the County. Management has distributed the documents to the homeowners.

02. The Board thanked Charles and Antonia DelaRosa, Janet Magnuson, Don McCann, Stan Klos and other volunteers who assisted in the recent Halloween fall festival.

03. The Board thanked Ron Dean and Stan Klos for their recent, volunteer electrical work at the entrance.

VIII. ***NEW BUSINESS***
01. Jim Petosky volunteered to obtain attractive, professional, no soliciting signage for the entrances.

02. On motion by David Leneberg, duly seconded, and by a vote of six FOR and one (Petosky) AGAINST, The Board agreed to cancel the December Board meeting and next meet in January as scheduled.

IX. ***MEMBER COMMENTS ON AGENDA ITEMS***
Homeowners in attendance were allowed to address the Board on agenda items. It was requested that information regarding who to contact at the HOA for web site updates should be added to the home page. An owner reported he has not been receiving the newsletter. The Manager will investigate.

X. ***ADJURNMENT***
On **MOTION** by Don McCann, duly seconded**, the Board unanimously agreed to adjourn the meeting at 8:37 PM.**

Approved by the Board January 14, 2013