BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
AUGUST 19, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, August 19, 2013 called to order at 6:23 pm by Stan Klos, President, at the Riverview Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Ron Dean, Charles DelaRosa, Stan Klos, Don McCann, James Petosky, and Walt Seely.

Members Not Present: Steve McDermott and Dave Parker

III. *APPROVAL OF MINUTES*

On **MOTION** by Walt Seely to waive reading of the minutes and approve as presented, duly seconded, **the Board unanimously agreed to waive the reading of the minutes of the July 15, 2013 regular Board Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to disapprove by Don McCann, duly seconded, **the Board unanimously DISAPPROVED the application to replace unauthorized removed trees with ornamentals at 11211 Leprechaun.**

02. On **MOTION** to approve by Walt Seely, duly seconded, and upon a vote of Five FOR and One (Klos) AGAINST, **the Board APPROVED the landscaping plans which include the replacement by October 2013 of unauthorized removed trees at 11211 Leprechaun with three Live Oak trees, each at least 7 feet tall and 3 inches in circumference.**

03. On **MOTION** to disapprove by Don McCann, duly seconded, and upon a vote of Five FOR and One (Petosky) AGAINST, **the Board DISAPPROVED the application from 12903 Shadow Run to install a dock with railing along the rear of the lot on Lake Grady, but will reconsider upon resubmission with additional specifications regarding the exact location of the proposed dock along the shoreline, an elevation of the structure, and proof of appropriate agency approvals.**

04. On **MOTION** to disapprove by Don McCann, duly seconded, **the Board unanimously DISAPPROVED the application for new home construction at 11307 Loch Lomond, but will reconsider upon submission of a tree removal plan, confirmation of roof shingle color and confirmation of underground electric service to the home.**

05. On **MOTION** to disapprove by Don McCann, duly seconded, **the Board unanimously DISAPPROVED the incomplete utility yard fencing application from 12710 Silver Pine and directed the Manager notify the owner to resubmit required detail fencing plans within ten (10) days to avoid legal action by the HOA.**

06. On **MOTION** to disapprove by Jim Petosky, duly seconded, **the Board unanimously DISAPPROVED the application for a pergola at 12208 Timberlake.**

07. On **MOTION** to approve by Jim Petosky, duly seconded, **the Board unanimously APPROVED the application for a curbed landscape bed with palm trees and shrubs in the front yard of 12103 Shadow Run Blvd.**

V. ***MANAGEMENT REPORTS***

01. Collections: 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. There are several unresolved violation matters that have been referred to the Attorney for legal mediation. The Board approved filing law suits to seek legal injunctions against the following lots with uncorrected violations and who defaulted on mediation offers: 11250 McMullen Road, 11306 Leprechaun Dr., 12003 Shadow Run Blvd., 11201 Egret Nest Ct., 12202 Shadow Run Blvd., and 12502 Wexford Hills.

03. The Manager reported that fourteen boat ramp permits have been issued and also confirmed with the Board that owners with multiple vehicles will receive only one permit which will be interchangeable with vehicles recorded on the registration log.

VI. ***COMMITTEE REPORTS***

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and fine committee policies. A draft of each has been forwarded to the HOA attorney for review.

02. **Community Crime Prevention**: Stan Klos reported that a down payment of $ 2600 for the camera system at the Dam is pending. A quote of $ 5000 was obtained, half of which cost will be covered by the County Community Grant.

03. Landscape Committee: Ron Dean reported that LED test lights for the west signs have been purchased and are pending installation for Board review. The TECO spot light for the southern monument sign has been repaired.

04. Newsletter: There was no report. The upcoming issue will include an article reminding residents to properly conceal the new County trash containers.

05. Hospitality: Judy Paes provided a written report for the two new homeowners recently welcomed.

06. Finance: Management previously provided Directors the financial report for the period ending July 31, 2013. Don McCann, Treasurer, requested the Manager clarify collection actions on a number of delinquent accounts. The Manager reported that the Accountant's FY 2012-2013 year end report is due by the end of the week.

07. Common Areas: It was noted that reconstruction of the east entrance monument wall is completed. The Board approved final payment to the landscape contractor for the east wall. Issues with the County concerning vehicle turn lanes into the subdivision from McMullen Road remain unresolved.

VII. *UNFINISHED BUSINESS*
There was no unfinished business.

VIII. *NEW BUSINESS*
There was no new business.

IX. *ADJURNMENT*
The Board unanimously agreed to adjourn the meeting at 8:00 PM.

Approved by the Board on September 19, 2013