BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
OCTOBER 21, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, October 21, 2013 called to order at 7:02 pm by Stan Klos, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida

II. *ROLL CALL* - Quorum Present

Members Present: Charles DelaRosa, Stan Klos, Don McCann, Steve McDermott, Dave Parker, James Petosky, and Walt Seely.

Members Not Present: Ron Dean

III. *APPROVAL OF MINUTES*

On **MOTION** by Steve McDermott 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 September 19, 2013 regular Board Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve with conditions by Steve McDermott, duly seconded, **the Board unanimously APPROVED the application to build a new home on the lot at 11308 Donneymoor on the condition that the proposed fence location be indicated on a survey copy.**

02. On **MOTION** to approve by James Petosky, duly seconded, **the Board unanimously APPROVED the replacement of a metal fence gate at 12603 Silver Pine.**

03. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the re-shingle of the roof with like shingles at 12703 Shadow Run Blvd.**

04. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the repainting of and stucco repairs to 11906 Shadow Run Blvd.**

05. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the re-shingle of the roof with like shingles at 11414 Donneymoor Drive.**

06. The Board unanimously rejected as incomplete the application by 12102 Timberlake for the installation of a metal shed and aluminum fire pit cover noting that the application must include dimensions of both structures as well as an elevation of the shed.

07. The Board unanimously disapproved the application by 12103 Timberlake for the modifications to the existing wooden fence on the north and the extension of the fence line to the south pending additional information as to the matching of fence heights at the south fence, an explanation for the modified fence to be relocated around an existing oak tree on the north, and an indication of the planned location of the new gate.

08. The Board unanimously rejected as incomplete the application by 11304 Donneymoor to install a metal roof noting that the application must include a colored sample of the roof product.

09. The Board noted that the overgrown lawn at the abandoned 12405 Wexford Hills home had been mowed by the HOA at a cost of $ 150.00 and that such cost will be charged the owner.

10. The Manager reported that a law suit will be filed against the owners of 12710 Silver Pine for failing to install an approved utility yard.

V. *MANAGEMENT REPORTS*

01. Collections: Management updated the Board on collection matters. The Manager was asked to provide additional legal documents regarding an outstanding collection case.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up. Law suits have been filed against 11250 McMullen Road, 11306 Leprechaun Dr., 12003 Shadow Run Blvd., 11201 Egret Nest Ct., 12202 Shadow Run Blvd., and 12502 Wexford Hills. On **MOTION** made, duly seconded, **the Board unanimously agreed to file law suits against 12701 Silver Pine, 12507 Wexford Hills and 11208 Killearn Court**.

VI. *COMMITTEE REPORTS*

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and fine committee policies.

02. **Community Crime Prevention**: Stan Klos updated the Board regarding illegal activities at the dam, some of which may include residents within Shadow Run and their guests. The Board discussed a number of options for dam access restrictions and policies. On **MOTION** by Steve McDermott to establish and post closing hours for the dam, duly seconded, the **Board unanimously approved the establishment and posting of closed hours of the dam as from 10PM to 6 AM.** The Manager was requested to coordinate proper sign wording with the attorney and the Sheriff department. The Manager reported that County Maintenance has replaced the vandalized dead-end warning signs at the dam. Clean up of graffiti at the dam area remains on-going.

03. Landscape Committee: There was no report.

04. Newsletter, Grants & Events: There was no report by the committee. The Manager reported that the reimbursement for cameras from the County Neighborhood Grant was received from the County.

05. Hospitality: There was no report**.**

06. Finance: Management previously provided Directors the financial report for the period ending September 30, 2013. Don McCann, Treasurer, expressed serious concern regarding the substantial increase in legal expenses.

07. Common Areas: Jim Petosky reported that issues with the County concerning vehicle turn lanes into the subdivision from McMullen Road remain unresolved and that perhaps a meeting with the County Commissioners is in order.

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

VIII. *NEW BUSINESS*
01. Homeowner Helga Sanchez reported that the County has now resumed Lake Grady maintenance.

02. Mr. Johnson of 13007 Shadow Run addressed the Board regarding his desire to allow unaccompanied guests to utilize the HOA boat ramp. Mr. Johnson was advised that such practice is contrary to established policy and the Board confirmed that homeowners must accompany guests.

03. Stan Klos reported that volunteers are badly needed for the Halloween event. On **MOTION** by Don McCann to cancel the bouncie equipment for the Halloween event, duly seconded, **the Board unanimously agreed to cancel the bouncie equipment for the Halloween event due to liability concerns**.

04. The Board recognized and expressed thanks to Carolyn Leneberg for her outstanding voluntary contributions to the success of the recent community yard sale event. Her signs and maps were greatly appreciated.

IX. *ADJURNMENT*
The Board unanimously agreed to adjourn the meeting at 9:00 PM.

Approved by the Board on November 18, 2013