BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
FEBRUARY 18, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 18, 2013 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: Charles DelaRosa, Stan Klos, David Leneberg, Don McCann, Steve McDermott and James Petosky. David DeVelder (7:40 PM)
Members Not Present: Ron Dean and Walter Seely
Committees Present: Janet Magnuson (Newsletter & Grants) and Judy Paes (Hospitality)

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Don McCann, duly seconded, and **upon a vote of Five FOR, with One (Leneberg) ABSTENTION (Develder not yet present), the Board agreed to waive the reading of the minutes of the January 14, 2013 regular Board Meeting and approve the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: The Board reviewed the GEICO settlement letter which as written by GEICO, would not allow the HOA to pursue a deficiency judgment against the driver for damages in excess of his insurance coverage. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously agreed to reject the letter and request the HOA attorney to notify GEICO.** Due to a lack of response and uncooperative handling of this claim, the Manager per direction of the Board, filed a complaint against GEICO with the State Insurance Commissioner Office. On **MOTION** by Don McCann, duly seconded, **and upon a vote of five (5) FOR (Develder not yet present) and one (Leneberg) AGAINST, the Board agreed to immediately proceed with repairs to the monument wall at the initial expenses of the HOA while awaiting the GEICO claim payment.** The contract for the TECO upgrade lighting at the Dam has been executed and forwarded to TECO for scheduling of the work. The Manager reported that TECO informed him work should be scheduled in two weeks and accomplished within four to six weeks thereafter. Jim Petosky updated the Board on replaced and modified lights at the West entrance. Jim thanked Ron Dean for his volunteer work on the project.

02. Newsletter/County Grant/Events: Janet Magnuson provided a written and oral report. The deadline for the April newsletter will be Feb 22, with a delivery date of the second week in March. The Association has been informed that the County has awarded a $ 2334 grant as a contribution to the costs for installation of surveillance cameras at the dam. Janet distributed a summary of cost for the equipment. The Board requested additional, more detailed line item information regarding the equipment and questioned the feasibility of only one pole for multiple cameras as currently outlined in the proposal. Stan Klos volunteered to assist Janet in obtaining line item details. The annual community cleanup is scheduled for May 11, 2013. No electronics will be collected. Chuck DelaRosa has volunteered to assist coordinating the Easter egg hunt

03. Hospitality: Judy Paes updated the Board on new owner welcome activities. Mrs. Paes reported difficulty in obtaining telephone numbers of new residents in order to schedule a welcome visit. The Manager will add a sentence onto the closing estoppel form, requesting buyers contact Management to share telephone info. Hopefully, that information will be provided and Management will be able to forward telephone numbers to Mrs. Paes.

04. Finance: Management previously provided Directors the financial report for the period ending January 31, 2013. Treasurer Don McCann reported that he identified no concerns with the presented report

V. ***MANAGEMENT REPORT***

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

02. Legal: A recent, written legal opinion from the HOA attorney regarding the right to record and enforce claims of lien was distributed to the Board.

03. Open Deed Restriction Violations: Management provided a listing of open, deed restriction violations for Board review and follow up. Stan Klos provided the Manager a listing of his recent observations and distributed to the Board a draft of design and maintenance guidelines. Mr. Klos requested the Manager review each document and comment. The Board discussed the violations policy and requested the Manager consistently follow-up on violations.

04. 2013-2014 Operating Budget: Management previously provided Directors the proposed budget for FY May 1, 2013 through April 30, 2014. On **MOTION** by David Develder, duly seconded, and **upon unanimous agreement**, **the Board adopted the proposed budget for presentation to the membership at the March Special Budget Approval Meeting.** The Manager updated the Board regarding membership notices and arrangements for the annual budget approval meeting of the membership.

VI. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***

01. On **MOTION** by Don McCann, duly seconded, **the Board unanimously approved the installation of a wood stockade fence and a portion of chain link fence for a utility yard at 11202 Leprechaun Dr., under the conditions that the fences are 6 feet in height and that the chain link be vinyl coated black or green.**

02. On **MOTION** by Don McCann, duly seconded, **the Board unanimously approved the repainting of the home at 11919 Shadow Run Blvd.**

03. On **MOTION** by Don McCann, duly seconded, **the Board unanimously approved the installation of a shed at 11306 Hoot Owl Court.**

04. On **MOTION** by Jim Petosky, duly seconded, **the Board unanimously approved the modification of a carport at 12308 Shadow Run Blvd. with a number of conditions including peak height, gable siding, matching of roof material, submission of additional elevation plans and color of fascia and siding to match the house color.**

05. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously approved the removal of selected trees on the lot at 11211 Leprechaun Drive.**

06. Stan Klos and Jim Petosky updated the Board on efforts to resolve the utility yard issue for the Granny Flat at 12701 Silver Pine. A Declaration has been executed by the owners and the HOA and is being recorded at the County to prohibit renting of the Granny Flat.

VII. ***UNFINISHED BUSINESS***

01. James Petosky updated the Board regarding the purchase and installation of no soliciting signs at the entrances.

VIII. ***NEW BUSINESS***

There was no new business addressed.

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

Homeowners addressed the Board regarding signage and policy at the Boat Ramp.

X. ***ADJURNMENT***

The Board unanimously agreed to adjourn the meeting at 9:03 PM.

Approved by the Board March 18, 2013