BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JUNE 17, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, June 17, 2013 called to order at 6:00 pm by Stan Klos, President, at the Riverview Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Ron Dean, Stan Klos, Don McCann, Steve McDermott, Dave Parker, James Petosky, and Walt Seely. Charles DelaRosa 6:02

Members Not Present: None

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Jim Petosky 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 May 20, 2013 regular Board Meeting and approve the minutes as presented.**

02. On **MOTION** by Jim Petosky 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 May 20, 2013 Organizational Meeting held following the Annual Homeowners Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously APPROVED the following Architectural applications:**

a. 11304 Donneymoor Cover Hardee-board Material with Stucco
b. 11304 Donneymoor Cover Stone Chimney with Stucco
c. 11304 Donneymoor Re-Shingle Roof

02. On **MOTION** to approve by Charles DelaRosa, duly seconded, **the Board unanimously APPROVED the following Architectural application:**

a. 11411 Donneymoor Replace Fence with 6 foot White Vinyl Fence

03. On **MOTION** to disapprove by Charles DelaRosa, duly seconded, **the Board on a vote of seven (7) for and one (Walt) against, DISAPPROVED the following Architectural application:**

a. 11801 McCombs (11202 on HOA Roster) New Home Construction (Non-Conforming Mailbox)

04. The Board reviewed the on-going issue regarding the unauthorized removal of trees at 11211 Leprechaun. On **MOTION** by Steve McDermott, duly seconded, **the Board unanimously agreed that should the homeowner fail to submit a plan for replacement of removed trees with hardwood trees by the recently imposed deadline and fail to clean up the yard of recent tree cuttings, residual chippings and stumps, that the matter will be referred to the Attorney for legal action.**

05. On **MOTION** to approve with stipulations by Ron Dean, duly seconded, **the Board unanimously APPROVED the formerly unapproved fence at 11202 Leprechaun noting that the fence was erected without prior approval and that the new fence would need to be extended to 6 feet in height when and if the homeowner was to store items within the rear yard which would be required to be substantial concealed within a utility yard. Management is to so note this stipulation in a response to the homeowner in addition to reminding the homeowner that future modifications must be preapproved in writing.**

06. The Board affirmed that the homeowner of 12208 Timberlake must remove the unapproved and non-conforming carport. The Manager was directed to inform the homeowner that the carport must be removed within sixty (60) days.

07. The Board reviewed the on-going issue regarding fencing and landscaping at 12701 Silver Pine. The Manager has contacted the owner by certified mail demanding a submission of a proper architectural application for a fence and associated landscaping. The Manager reported that the homeowner informed the HOA he is intending to submit for fencing only.

V. ***MANAGEMENT REPORTS***

01. Collections: Management updated the Board on collection matters. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously APPROVED a pro-ration for 11313 Leprechaun of assessments for Fiscal Year 2012-2013 based upon the date of closing by the new owner.** A Homeowner in mortgage foreclosure appeared to dispute legal charges against the owner account. No action was taken by the Board to waive such legal fees.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up. Two Homeowners appeared to dispute or discuss recent violation citations.

03. The Manager reported that the dam lighting upgrade by TECO has been completed. Ten boat ramp permits have been issued with an additional two application expected in the mail. Management has received the State required Board member certifications from a number of Board members.

VI. ***COMMITTEE REPORTS***

01. **Architectural review Committee:** Stan Klos updated the Board regarding the drafting of design standards. A draft has been recently distributed to Board members for individual review and comment. The Committee seeks open discussion and Board input in order to finalize the final draft for Board review and vote. Standards within the draft which require possible amendments to the Declaration need to be identified and acted upon. Attorney input is ongoing. Mr. Klos also reported to the Board on-going efforts to establish a fine committee as an enforcement tool for violations of deed restrictions and standards and requested Board support. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the process of establishing such fine committee and program.** The Manager was requested to email the Board members a sample fine committee policy**.**

02. **Community Crime Prevention**: Stan Klos updated the Board on recent mischief around the dam and reintroduced the concept of recording cameras at the dam. It was noted that Janet Magnuson had done a great deal of appreciated work to secure a $ 2500 County grant for cameras and that the opportunity to use the funds should not be wasted. On **MOTION** to approve by Walt Seely, duly seconded, **the Board, on a vote of seven (7) for and one (1) (Petosky) against, APPROVED the expenditure of up to $ 5000 including grant funds to establish an initial system of recording cameras at the dam.** It was noted that the initial system could be expanded in the future with consideration for a recording camera(s) at the west entrance to the subdivision.

03. **Landscape Committee**: Stan Klos is soliciting volunteers for membership on the Landscape Committee.

04. Newsletter: There was no report.

05. Hospitality: Judy Paes updated the Board on welcome committee activities and requested the Manager indicate lot sales on the New Owner Report.

06. Finance: Management previously provided Directors the financial report for the period ending May 31, 2013. Treasurer Don McCann advised Management that the Manager's proposed receivables adjustments for FY 2012-2013 may be forwarded to the Accountant for the year end accountant's report.

07. Common Areas: Jim Petosky updated the Board on the reconstruction of the east entrance monument wall. Only the installation of sign lettering remains pending and a replacement contractor may be necessary. Mr. Petosky also updated the Board on County lane markings at both the east and west subdivision entrances.

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 July 15, 2013