BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JANUARY 14, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, January 14, 2013 called to order at 7:03 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Stan Klos, James Petosky and Walter Seely. Ron Dean (7:10 PM)
Members Not Present: David Leneberg, Don McCann (Ill), and Steve McDermott
Committees Present: Janet Magnuson (Newsletter & Grants)

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 November 19, 2012 regular Board Meeting and approve the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: The Attorney has forwarded a claims demand letter to Geico for damages to the east entrance monument wall. Due to a lack of response, the Board requested management forward a complaint against Geico to the State Insurance Commissioner Office. The contract from TECO for upgraded lighting at the Dam has been received and is out for signature by the Dam Corporation. Stan Klos and Ron Dean updated the Board on replaced and modified lights at the West entrance. Four fixtures yet remain to be repaired.

02. Newsletter/County Grant: Janet Magnuson provided a written and oral report. A newsletter is in final print and forthcoming in February. The next newsletter is currently scheduled for April, however, Easter is the end of March, so, the Board may want to publish in March so as to include the egg hunt and Spring Festival information. The Association is waiting to hear how much money the County will grant the HOA for the cameras at the dam. Mrs. Magnuson announced the holiday lighting contest winners as First Place, Garrison, 11812 Shadow Run Blvd. and a tie for second, Klos at 12507 Shadow Run Blvd and Acera/Gray at 11508 Heron Hills.

03. Finance: Management previously provided Directors the financial report for the period ending December 31, 2012. The Board remains concerned regarding the Accountant's write down of receivables in YR 2009 and how that amount ties into the internal Manager's report for YR 2009 and to date. The Manager will again contact the Accountant for an explanation to the Board.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters. Mr. Petosky requested that the Manager arrange for a conference call with the HOA attorney for an update to collections and a plan of action for those who have been in collections for a long period. Stan Kos

distributed a letter format for the attorney update to collections and requested a print out of customer account ledgers. Jim Petosky requested the Manager provide Don McCann, Treasurer, an aged receivables ledger from YR 2009 forward. Board members discussed at length the need to be updated on receivables and the requirement to be more aggressive in collections.

02. Open Deed Restriction Violations: Management provided a listing of open, deed restriction violations for Board review and follow up. A more current updated listing will be provided by the Manager in a few days.

VI. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
01. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously approved the repaint of trim at 12506 Wexford Hills in the color as presented.**

02. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously approved the replacement front door at 11911 Shadow Run Blvd.**

03. Stan Klos and Jim Petosky updated the Board on efforts to resolve the utility yard issue for the Granny Flat at 12701 Silver Pine.

04. Stan Klos, Architectural Review Board Committee Chair, updated the Board on Committee efforts to publish architectural policies and guidelines. The Manager will forward Mr. Klos for additional reference, the 2004 suggested amendments to the Declaration which included standards.

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 none.

IX. ***MEMBER COMMENTS ON AGENDA ITEMS***
A homeowner addressed the Board regarding observed deed restriction violations.

X. ***ADJURNMENT***
On **MOTION** by Walt Seely, duly seconded**, the Board unanimously agreed to adjourn the meeting at 8:30 PM.**

Approved by the Board February 18, 2013