BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
APRIL 15, 2013

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, April 15, 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, David DeVelder, Stan Klos, David Leneberg, Don McCann, Steve McDermott, James Petosky, and Walt Seely
Members Not Present: Ron Dean

III. ***APPROVAL OF MINUTES***
01. On **MOTION** by Don McCann, duly seconded, **the Board unanimously agreed to waive the reading of the minutes of the March 18, 2013 regular Board Meeting and approve the minutes as presented.**

IV. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
01. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously APPROVED the following Architectural applications:**

a. 11313 Leprechaun Re-Shingle Roof
b. 11507 Heron Hills Repaint of home

02. On **MOTION** by Walt Seely, duly seconded, **the Board unanimously APPROVED the installation at 12104 Shadow Run of a 24' x 24' masonry garage – outbuilding, to match home, contingent on the installation of a standard, residential garage door and waiver of complaints from adjacent neighbors.** The Manager will contact adjacent neighbors for sign off.

03. On **MOTION** by David Develder, duly seconded, **the Board unanimously APPROVED the installation at 12510 Shadow Run of a 6' board on board fence**

04. On **MOTION** by Stan Klos, duly seconded and by a vote of six FOR and two (Develder and Leneberg) AGAINST, **the Board DISAPPROVED the house repaint application of 11921 Shadow Run Blvd.** and agreed to allow Stan Klos to meet with the homeowner to change the proposed yellow base color of the home and resubmit an adjusted application.

05. The homeowner of 12208 Timberlake appealed the recent disapproval and demand for removal by the Board of his unauthorized wooden carport attached to the home and erected without prior submission of a request for Architectural approval. On **MOTION** by Don McCann, duly seconded, and by a vote of seven FOR and one (Seeley) AGAINST, **the Board agreed to demand removal of the unapproved carport within 45 days.**

06. The Board discussed the on-going issue regarding fencing and landscaping at 12701 Silver Pine. The Manager reported that the owner executed agreement prohibiting leasing of the new Granny suite outbuilding at the address will be filed in official records with the County Clerk.

07. The Board was informed by Management that it appears more trees were removed from the lot at 11211 Leprechaun than previously approved by the Board. The Board directed management send a certified letter to the owner demanding a diagram with locations of trees removed without authority and to inform the board as to the tree replacement plan.

V. ***COMMITTEE REPORTS***

01. Common Areas: Mr. Petosky updated the Board on the reconstruction of the east entrance monument wall. The brick is completed and electrical work is pending. The Manger reported that the checks have been received from GEICO and the insurance company release has been sent. Jim Petosky updated the Board on the installation of the boat ramp signs and as well recent trespassing at the dam. The Manager reported that the TECO light upgrade at the dam will be scheduled shortly. Jim Petosky is coordinating for the pressure washing of entrance monument walls.

02. Newsletter: There was no report.

03. Spring Cleanup: Jim Petosky reported that Janet Magnuson was coordinating the event scheduled for May 11, 2013. Stan Klos reported that he is coordinating for rental of a bobcat.

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

05. Finance: Management previously provided Directors the financial report for the period ending March 31, 2013. Treasurer Don McCann reported that there were no questions or concerns with the presented report.

VI. ***MANAGEMENT REPORT***

01. Collections and Accounting: 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. The homeowner from 12111 Shadow Run appeared to appeal the recent violation notice regarding his display of the portable fire pit at the garage entrance, visible from the street. The Board affirmed its demand for the homeowner that when unused, to conceal the fire pit either inside the garage or an approved utility yard.

VII. ***UNFINISHED BUSINESS***

There was no unfinished business addressed.

VIII. ***NEW BUSINESS***

01. Walt Seely and Jim Petosky updated the Board regarding the confusing street-lane markings by the County at the western entrance off McMullen. It was noted that a resident recently sent a letter of complaint to a County Commissioner

02. The Manager updated the Board on the upcoming annual homeowner meeting on May 20, 2013.

IX. *MEMBER COMMENTS ON AGENDA ITEMS*

A Homeowner expressed concern over the erection of the fence or wall at 12701 Silver Pine.

X. *ADJURNMENT*

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

Approved by the Board May 20, 2013