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

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, March 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, David DeVelder, Stan Klos, David Leneberg, Don McCann, James Petosky, and Walt Seely
Members Not Present: Ron Dean and Steve McDermott
Committees Present: Janet Magnuson (Newsletter & Grants) and Judy Paes (Hospitality)

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

IV. ***COMMITTEE REPORTS***
01. Common Areas: The Association Attorney has informed the Board that the full amount of the claim for damages to the east monument wall will be remitted by GEICO. Work to initiate repairs to the wall remains on-going. Jim Petosky is coordinating the repairs and new, less expensive quotes have been obtained. Replacement brick has been located but is not a perfect match. Mr. Petosky explained to the Board a plan for blending together the old and new brick. The Dam lighting upgrade by TECO remains scheduled. The Board discussed at length the plan to post no-trespassing signs and rules at the boat ramp lot and establish a permit system. The Board reviewed proposed signage layouts and drafts. The Manager will revise text on the rules sign per Board comments and email the Board changes for final approval and ordering of signs as soon as possible.

02. Newsletter/County Grant/Spring Cleanup: Janet Magnuson reported that the newsletters have not been received yet from the printer and distribution is behind schedule. Mrs. Magnuson updated the Board on the County grant to apply towards the installation cost of recording cameras at the dam. The Board reviewed the current camera installation plan and projected costs. On **MOTION** by Walt Seely, duly seconded, and **upon a vote of five (5) (Develder, Leneberg, McCann, Petosky, and Seely) FOR and two (2) (Delarosa, Klos) AGAINST, the Board tabled further action on the camera project**. Janet Magnuson reported that the annual community cleanup day remains scheduled for May 11, 2013. Mrs. Magnuson suggested that a bobcat front loader for the clean-up day be rented as in past years. On **MOTION** by Don McCann, duly seconded, and **upon a vote of six (6) FOR and one (1) (Leneberg) AGAINST, the Board approved the rental of a bobcat for the cleanup day.**

03. Hospitality: Judy Paes updated the Board on welcome committee actions.

04. Finance: Management previously provided Directors the financial report for the period ending February 28, 2013. Treasurer Don McCann reported that outside the meeting he questioned the Manager concerning a couple of matters which have been answered. Mr. McCann reported there were no other concerns with the presented report

05. Events: Chuck DelaRosa updated the Board on the upcoming children's Easter egg hunt

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters. The Board requested additional information from the Association Attorney regarding a specific collection matter.

02. Open Deed Restriction Violations: Management provided a listing of open, deed restriction violations for Board review and follow up.

VI. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously approved the following Architectural applications:**

a. 13002 Shadow Run Installation of in-ground pool and screen enclosure
b. 12506 Shadow Run Installation of 10' x 12' pergola (abstention by Seely as homeowner)
c. 12911 Shadow Run Repainting of Home

02. The Board noted that the issue with the unapproved carport at 12208 Timberlake remains unresolved. The Committee is planning on meeting with the homeowner.

VII. *UNFINISHED BUSINESS*

There was no unfinished business addressed.

VIII. *NEW BUSINESS*

There was no new business addressed.

IX. *MEMBER COMMENTS ON AGENDA ITEMS*

There were no Homeowners comments.

X. *ADJURNMENT*

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

Approved by the Board April 15, 2013