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

I. *CALL TO ORDER*
Regular Board Meeting: Monday, November 18, 2013 called to order at 7:21 pm by Stan Klos, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida

II. *ROLL CALL* - Quorum Present
Members Present: Rob Dean, Charles DelaRosa, Stan Klos, Don McCann, Dave Parker, James Petosky and Walt Seely.
Members Not Present: Steve McDermott
Committees: Janet Magnuson (Newsletter & Events), Judy Paes (Welcome)

III. *APPROVAL OF MINUTES*
On **MOTION** by Charles DelaRosa 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 October 21, 2013 regular Board 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 applications:**

a. 12103 Timberlake — Relocation of gate and fence extension (revised plan)
b. 12111 Timberlake — Install new sidewalk front door to driveway
c. 11411 Donneymoor — Replace shingle roof with tile roof
d. 11416 Donneymoor — Install 4 foot fence at front (contingent on providing drawing of fence location)

02. The Board noted that 12710 Silver Pine still has not submitted an Architectural approval request for erection of the required utility yard.

03. The Board discussed the abandoned home and lot at 12405 Wexford Hills. While the lot looks acceptable at this time, a quote should again be obtained for Board approval before any additional cut in the future.

V. *MANAGEMENT REPORTS*
01. Collections: There was no report due to absence of the Manager.

02. Open Deed Restriction Violations: There was no report due to absence of the Manager.

VI. *COMMITTEE REPORTS*
01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and fine committee policies. The plans will be presented next meeting.

02. **Community Crime Prevention**: Stan Klos updated the Board regarding cameras at the dam and noted that the dam corporation should have access to the video. Management is looking into the proper

wording for the dam closed sign with the Sheriff's department and coordinating for a possible police resolution to the resident/guest trespass problem

03. Landscape Committee: Ron Dean updated the Board. Board members Ron Dean, Charles DelaRosa, and Stan Klos re-mulched the entrances with red cypress at a cost of $ 578.00 with 280 bags. The lawn care contractor will credit his future invoices since the HOA accomplished the work. There is a problem with the irrigation well and Management was requested to coordinate necessary repairs. During the mulching project, it was noted that there are a number of inoperable irrigation heads.

04. Newsletter, Grants & Events: Janet Magnuson provided a written report. The next news letter should be published the first week of December. Board members and others who volunteered to help at the Fall Halloween festival were thanked. Best costume awards were announced. Volunteer judges are needed for determining the best decorated houses for the holidays. Mrs. Magnuson suggested the establishment of a Beatification Project Committee for selecting at least two needy homeowners per year who could benefit from a new mailbox. The HOA would award $ 400 to $ 1000 for new mailboxes. On **MOTION** by Ron Dean, duly seconded, and upon a vote of six FOR and one (Petosky) AGAINST, **the Board agreed to look into the possibility of establishing such committee.**

05. Hospitality: Chairperson Judy Paes reported that three new residents were welcomed.

06. Finance: There was no report due to the absence of the Manager.

07. Common Areas: Jim Petosky updated the Board regarding ongoing zoning matters with Tropical Acres and reported that maps of showmen locations are pending.

VII. *UNFINISHED BUSINESS*
There was no unfinished business.

VIII. *NEW BUSINESS*
01. The owner of 11914 Shadow Run Blvd addressed the Board concerning a violation notice. On **MOTION** by Jim Petosky to grant an extension for compliance, duly seconded, **the Board unanimously agreed to allow an extension of two weeks for the homeowner to improve the lawn.**

02. A representative of the Dam Corporation addressed the Board regarding the lawn maintenance at the dam. The Dam Corporation would like the slopes of the dam cut twice a year with weeds cut down to 6 inches.

03. A homeowner addressed the Board regarding a permanent basketball goal.

IX. *ADJURNMENT*
The Board unanimously agreed to adjourn the meeting at 8:13 PM.

Approved by the Board on December 16, 2013