BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
DECEMBER 16, 2013

I. *CALL TO ORDER*

Regular Board Meeting: Monday, December 16, 2013 called to order at 7:05 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, Steve McDermott, Dave Parker, James Petosky and Walt Seely.
Members Not Present: None
Committees: Janet Magnuson (Newsletter & Events), Judy Paes (Welcome)

III. *APPROVAL OF MINUTES*

On **MOTION** by Walt Seely 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 November 18, 2013 regular Board Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve by Steve McDermott, duly seconded, **the Board unanimously APPROVED the following applications:**

a. 12104 Shadow Run Repaint home same color
b. 11916 Sugarberry Install solar panels

02. On **MOTION** to disapprove by Stan Klos, duly seconded, **the Board unanimously DISAPPROVED the following application:**

a. 11308 Sandpine Construct garage

03. On **MOTION** to disapprove by Chuck DelaRosa, duly seconded, **the Board unanimously DISAPPROVED the following application:**

a. 11911 Shadow Run Waiver of mailbox standards

04. The Manager noted that 12710 Silver Pine submitted to the Court, a request for Architectural approval of the required utility yard. However, the application is incomplete and no action can be taken. The Manager will notify the owner.

05. The Board agreed to table the additional fence relocation application of 12208 Timberline

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations.

VI. *COMMITTEE REPORTS*

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and fine committee policies. Revisions of the drafts continue before presentation to the Board for discussion and consideration.

02. **Community Crime Prevention**: Stan Klos updated the Board regarding cameras at the dam and noted that a fix for secure web access problems is on-going. The installation of additional cameras is being considered.

03. Landscape Committee: Ron Dean updated the Board regarding landscaping.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson updated the Board. The article cut-off date for the February newsletter is January 25, 2014. Volunteer judges are looking to determine the best decorated homes for the holidays. Winners will receive Wal-Mart gift certificates. The Board requested the Manager check with the attorney regarding the legality of awarding needy homeowners Association funds for mailbox replacements. Another County grant has been awarded through the efforts of Mrs. Magnuson, this one for bike racks and dog waste stations at the dam.

05. Hospitality: Chairperson Judy Paes updated the Board on recent committee actions. Valid homeowner phone numbers are being sought.

06. Finance: There was no report.

07. Common Areas: Jim Petosky updated the Board on graffiti at the dam area and suggested pressure washing. Mr. Petosky also reported that a number of ornamental balls atop concrete pillars at the entrance walls require replacement.

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

VIII. *NEW BUSINESS*
01. Lt. Wooden of the Hillsborough County Sheriff Department appeared to respond to questions by the Board regarding vandalism and trespassing at the dam and the proper legal response to such activities. The Deputy reiterated that the Department cannot enforce deed restrictions, but rather only matters of a criminal nature as defined by public law. Lt. Wooden shared a number of ideas with the Board concerning safety and security as well as suggested the Board look into a number of initiatives which he himself has been involved with in his own community.

02. A homeowner addressed the Board concerning his past due assessments as well as violation notices. Another homeowner objected to a recent architectural matter.

IX. *ADJURNMENT*
On **MOTION to adjourn** by Don McCann, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:38 PM.**

Approved by the Board on January 27, 2014