BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
SEPTEMBER 19, 2013

I. *CALL TO ORDER*
Regular Board Meeting: Monday, September 19, 2013 called to order at 7:00 pm by Stan Klos, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida

II. *ROLL CALL* - Quorum Present
Members Present: Ron Dean, Charles DelaRosa, Stan Klos, Don McCann, Steve McDermott, Dave Parker, James Petosky, and Walt Seely.
Members Not Present: None

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 August 19, 2013 regular Board Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*
01. On **MOTION** to approve by James Petosky, duly seconded, **the Board unanimously APPROVED the application to build a new home on the lot at 11307 Loch Lomond.**

02. On **MOTION** to approve by James Petosky, duly seconded, **the Board unanimously APPROVED the exterior repainting plans and colors for 11404 Donneymoor.**

03. On **MOTION** to approve by Steve McDermott, duly seconded, **the Board unanimously APPROVED the partial concrete extension of the driveway at 12515 Lake Hills.**

04. On **MOTION** to approve by Ron Dean, duly seconded, and upon a vote of Seven FOR and One (Petosky) AGAINST, **the Board APPROVED the application from 11310 Tralee to attach an addition to the rear of the house to match the existing home.**

05. It was noted that the application for a dock on Lake Grady by 12903 Shadow Run Blvd will be resubmitted at a later date.

06. On **MOTION** by James Petosky for a one time cut of the overgrown yard at the abandoned 12405 Wexford Hills, duly seconded, **the Board unanimously APPROVED a one time cut of the lawn at a cost not to exceed $ 150.00, such cost to be charged the owner.**

07. Stan Klos suggested that owners be provided a list of contractors who specialize in mailbox construction.

08. The Manager reported that he has not heard back from 12710 Silver Pine regarding the requirement to submit utility yard fencing plans and the matter has been referred to the Attorney for a mediation offer.

V. *MANAGEMENT REPORTS*

01. Collections: Management updated the Board on collection matters. The Manager was asked to contact the Attorney for an additional opinion regarding collection of an outstanding case.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up. There are several unresolved violation matters that have been referred to the Attorney for filing of law suits, including 11250 McMullen Road, 11306 Leprechaun Dr., 12003 Shadow Run Blvd., 11201 Egret Nest Ct., 12202 Shadow Run Blvd., and 12502 Wexford Hills.

03. The Manager reported that sixteen boat ramp permits have been issued.

VI. *COMMITTEE REPORTS*

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and fine committee policies. The Attorney has completed review of the fine policy and a final draft will be distributed to the Board. Legal review of the design standards remains pending.

02. **Community Crime Prevention**: Stan Klos reported that installation of the initial phase of recording cameras at the dam is completed. Mr. Klos requested that the Board members consider options for dam access restrictions and policies and bring their ideas to the next Board meeting. There has been graffiti painted at the dam area. On **MOTION** by Charles DelaRosa to pressure wash the dam signs, benches, and other improvements, duly seconded, the **Board unanimously approved the pressure washing of the dam area to remove graffiti.** The Manager was requested to contact County Maintenance to have the vandalized dead-end warning signs replaced, hopefully with reflectorized signs.

03. Landscape Committee: Ron Dean reported that the LED lights at the west entrance have been installed and are operational. The work was completed by Ron Dean. Ron suggested colorful flowers be added at the entrances and he will look into such possibility and report back to the Board.

04. Newsletter, Grants & Events: Janet Magnuson provided a written and oral report. The next newsletter is planned for December and the deadline for submission is November 11. The December issue will have photos of the upcoming Halloween event. On **MOTION** by James Petosky to arrange for children play equipment, duly seconded, and **upon unanimous agreement the Board approved the expenditure of up to $ 400 for children play games at the Halloween event.** Final mini-grant documents have been submitted to the County and payment of the County awarded mini-grant for the recording cameras at the dam is pending. A request for bike racks and dog waste stations at the dam has been submitted to the County under the YR 2014 mini-grant program. The community clean up day is tentatively scheduled for Saturday, May 3.

05. Hospitality: Judy Paes reported that several families have been visited and welcomed.

06. Finance: Management previously provided Directors the financial report for the period ending August 30, 2013. Don McCann, Treasurer, reported that there were no questions on the recent report submission. The Manager reported that the Accountant's FY 2012-2013 year end report is completed.

07. Common Areas: Repairs at the east entrance wall are completed. Issues with the County concerning vehicle turn lanes into the subdivision from McMullen Road remain unresolved.

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

VIII. *NEW BUSINESS*
There was no new business. Three homeowners addressed the Board. One homeowner expressed concern over recent criminal activity, another suggested positive community actions, and a third homeowner discussed his delinquent account.

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

Approved by the Board on October 21, 2013