BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
MAY 20, 2013

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, May 20, 2013 called to order at 6:48 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ***ROLL CALL*** - Quorum Present
Members Present: Charles DelaRosa, Stan Klos, Don McCann, Steve McDermott, James Petosky, and Walt Seely
Members Not Present: Ron Dean, Dave Develder, David Leneberg

III. ***APPROVAL OF MINUTES***
01. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously agreed to waive the reading of the minutes of the April 15, 2013 regular Board Meeting and approve the minutes as presented.**

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

a. 12609 Lake Hills Re-Shingle Roof
b. 11304 Donneymoor Replace Garage Door
c. 12115 Shadow Run Repaint

02. The Manager reported that two adjacent homeowners waived in writing any complaint against the 24' x 24' masonry garage – outbuilding, to match home, at 12104 Shadow Run Blvd and the two other adjacent neighbors filed no complaint by the published deadline. Therefore, pursuant to the previously imposed condition that no complaints be entered, the construction is affirmed as approved.

03. The Board discussed the on-going issue regarding the unauthorized removal of trees at 11211 Leprechaun. The Manager was charged to contact the owner by certified mail demanding a submission of a proper architectural application for the planned replacement of hardwood trees in the front yard.

04. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously APPROVED the house repaint application of 11921 Shadow Run Blvd.** as recently resubmitted with a proposed change of the yellow base color of the home.

05. The homeowner of 12208 Timberlake again 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. The Board took no action to withdraw its demand for removal of the unauthorized structure.

06. The Board discussed the on-going issue regarding fencing and landscaping at 12701 Silver Pine. The Manager was charged to contact the owner by certified mail demanding a submission of a proper architectural application for a fence and associated landscaping.

07. The homeowner of 11202 Leprechaun appealed the recent disapproval of 4 foot wood fencing on the lot. On **MOTION** by Stan Klos, duly seconded, **the Board unanimously tabled consideration of the appeal at this meeting.**

V. ***COMMITTEE REPORTS***

01. Common Areas: Mr. Petosky updated the Board on the reconstruction of the east entrance monument wall. The electrical work is nearing completion. Irrigation re-activation, shrub replacement and installation of sign lettering remain pending. The Manager reported that the wattage upgrade in TECO area lighting along the top of the dam has been completed. Jim Petosky reported that night time problems at the dam have since curtailed. Jim Petosky updated the Board on the installation of the boat ramp signs and the ramp permitting program. Jim Petosky reported that pressure washing of entrance monument walls has been completed and volunteers are needed to repaint the white concrete ball caps on the tops of wall columns.

02. Newsletter: Jim Petosky reported that Janet Magnuson is planning a late May, early June publication date for the next newsletter.

03. Hospitality: Judy Paes updated the Board on welcome committee activities. Mrs. Paes requested that Management provide her earlier updates on move-ins and was informed that Management distributes the information as soon as deeds are received from title companies after closing. Judy also requested telephone numbers and was informed that management receives those only after voluntary notification from the new homeowner. Additionally, telephone numbers are not releasable from Management or the Association.

04. Finance: Management previously provided Directors the financial report for the period ending April 30, 2013. Treasurer Don McCann reported that he would be reviewing the provided reports over the next few days. April 30 being the end of the fiscal year, Management and the Treasurer will be in contact with the HOA Accountant for the year end receivables adjustments and year end closeout.

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.

VII. ***UNFINISHED BUSINESS***

01. Mr. Petosky reported that the County will re-stripe and modify lane markings at McMullen Road at the Shadow Run west entrance.

VIII. ***NEW BUSINESS***

01. Jim Petosky reported that the County is planning a stop sign at west bound Boyette Road at the east Shadow Run entrance.

02. Jim Petosky reported that the next Garage/Yard sale is planned for October 18, 2013.

03. Jim Petosky reported that the next three Board meetings, June, July and August, will be at 6:30 PM at the Riverview Library.

04. The Board requested homeowners in attendance be vigilant in identifying reckless drivers who are doing spin outs on the streets and advise the Board of such identities if at all possible.

IX. ***MEMBER COMMENTS ON AGENDA ITEMS***
There were no comments from Homeowners.

X. ***ADJURNMENT***
The Board unanimously agreed to adjourn the meeting at 7:35 PM.

Approved by the Board June 17, 2013