BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JULY 15, 2013

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, July 15, 2013 called to order at 6:00 pm by Stan Klos, President, at the Riverview Library, 10509 Riverview Drive, Riverview, Florida.

II. ***ROLL CALL*** - Quorum Present
Members Present: Ron Dean, Charles DelaRosa, Stan Klos, Don McCann, Steve McDermott, and James Petosky. Dave Parker 6:03. Walt Seely 6:11.
Members Not Present: None

III. ***APPROVAL OF MINUTES***
On **MOTION** by Ron Dean 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 June 17, 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 application to remove specified damaged and dead trees at 11411 Donneymoor.**

02. On **MOTION** to approve by Steve McDermott, duly seconded, **the Board unanimously APPROVED the application to repaint the home exterior and pool deck at 11305 Hoot Owl as submitted.**

03. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously APPROVED the application to repaint the front door and roof vents at 11914 Shadow Run as submitted.**

04. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously APPROVED the application to re-shingle the roof at 12111 Timberlake.**

05. On **MOTION** to approve by Jim Petosky, duly seconded, **the Board unanimously APPROVED the application to remove a specified dead tree at 12111 Timberlake as submitted.**

06. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously APPROVED the application for new home construction and mailbox installation, as modified, at 11801 Macombs as submitted.**

07. The Board reviewed the on-going issue regarding the submission of fencing plans for the utility yard at 12701 Silver Pine. There being no response to demands to produce a fencing plan, on **MOTION** by Jim Petosky, duly seconded, **the Board unanimously agreed that the matter will be referred to the Attorney for notice to the owner that the homeowner is in violation of prior agreement to abide by utility yard standards and that the homeowner must submit a fencing plan.**

08. The Board reviewed the on-going issue regarding unauthorized removal of trees at 11211 Leprechaun. There being no response to legal demands to produce a hardwood tree replacement plan or to clean up debris left over from the unauthorized tree removal, **the Board confirmed that the matter will be referred to legal mediation.**

09. The Manager reported that the approval letter for the formerly unapproved fence at 11202 Leprechaun included a notice that in the event the homeowner ever wishes to place item(s) within the rear yard requiring substantial concealment, the homeowner would be required to submit plans for preapproval of a six foot high utility yard fence/barrier.

10. The Board observed that the homeowner of 12208 Timberlake has not yet removed the unapproved and non-conforming carport as demanded and the Board affirmed its requirement to remove the structure.

V. ***MANAGEMENT REPORTS***

01. Collections: Management updated the Board on collection matters. The Manager will request additional opinion from the Attorney regarding a long standing collection matter. The Manager reported to the Board that an offer to settle a collection matter has been made and the Board directed that a counter offer to the proposed settlement be communicated.

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 legal mediation.

03. The Manager reported that the dam lighting upgrade by TECO has been completed and that fourteen boat ramp permits have been issued. Management has received the State required Board member certifications from all Directors.

VI. ***COMMITTEE REPORTS***

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards. A re-draft has been distributed to Board members for individual review and comment. Mr. Klos reported that most Directors have provided input and that the final draft will be forwarded to the Attorney for legal review. A number of standards may require amendments to the Declaration. Mr. Klos also updated the Board regarding on-going efforts to establish a fine committee. Mr Petosky requested the Manager re-send him a copy of a sample fine policy.

02. **Community Crime Prevention**: Stan Klos updated the Board on obtaining a basic camera system at the Dam. A quote of $ 5000 has been obtained. Half of the cost will be covered by a County Community Grant secured through the efforts of Janet Magnuson. Mrs. Magnuson reported that the deadline for securing the grant has been extended to August 31, 2013.

03. Landscape Committee: Stan Klos continues to solicit volunteers for membership on the Landscape Committee. Ron Dean updated the Board on his work to upgrade lighting at the west entrance. A replacement LED fixture has been identified and will be field tested over the next 90 days or so. The earlier incandescent bulbs installed in January and February turned out to be defective and reimbursement was obtained by Ron Dean from Home Depot. The Manager reported that a TECO spotlight on the electric stanchion at the entrance has burnt out and replacement has been requested by management.

04. Newsletter: Janet Magnuson updated the Board on the upcoming newsletter publication. The newsletter will recognize Brandon Rental for donation of equipment for the recent community clean-up day.

05. Hospitality: There was no report.

06. Finance: Management previously provided Directors the financial report for the period ending June 30, 2013. The Manager reported that the Accountant's FY 2012-2013 year end report is due in a couple of weeks.

07. Common Areas: Jim Petosky updated the Board on the reconstruction of the east entrance monument wall. The sign lettering contractor has failed to perform and an alternate source will be obtained. Landscaping work is nearly complete.

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

VIII. *NEW BUSINESS*
There was no new business.

IX. *ADJURNMENT*
The Board unanimously agreed to adjourn the meeting at 8:00 PM.

Approved by the Board on August 19, 2013