BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
AUGUST 18, 2014

I. *CALL TO ORDER*

Regular Board Meeting: Monday, August 18, 2014 called to order at 7:00 pm by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Directors Present: Charles DelaRosa, Dave DeVelder, Rob Hagin, David Leneberg, Jim Petosky, Don McCann, ET Nortje, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: None
Committees: None Present
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Helga Sanchez to waive reading of the minutes of the August 4, 2014, regular Board meeting and approve as presented, duly seconded, **the Board, upon a vote of eight (8), (DelaRosa, DeVelder, Hagin, Leneberg, Petosky, Nortje, Sanchez, Wilkerson) FOR with one (1) (McCann) ABSTENTION, approved the waiving of the reading of the minutes and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Jim Petosky updated the Board on common area matters and provided a written report. Due to inclement weather, the cleaning of graffiti at the dam area by the County has been delayed. Landscape Committee members Susan Hague, Jim Petosky and Jane Wilson toured both entrances and the committee is putting together approximate costs, drawings and descriptions for improvements. Overhanging trees have been trimmed on the northern section of the west entrance fence. Signs have been erected on the north entrance. Electric at the West side is not repaired yet and the East side repair is in process. Mulch will be laid by the Landscaping company on August 18 or 19. Mr. Petosky inquired as to any funding available for professional prepared marquee signs. Mr. Nortje volunteered to obtain pricing and sample sign.

02. Newsletter, Grants & Events: There was no report. It was noted that the August newsletter has been distributed.

03. Finance: Helga Sanchez, Treasurer and member of the Financial Committee, updated the Board on Association finances and provided a written report. At the end of July 2014, $ 88,005.05 in cash has been posted to the operating account and $ 36,404.43 to the Amenities MMK account. Also, there were $ 37.10 in pre-paids and $ 47,933.62 in receivables. Total assets were $ 192,034.69 with $ 39,021.54 in liabilities and $ 153,013.15 in Capital. According to the CPA the year end fund balance, as of April 30, 2014, was $ 89,461. The balance sheet provided by the Trowbridge Company recorded a $ 97,104.86 fund balance as of April 30, 2014. The Accountant has been asked to reconcile and provide his adjustments to the Trowbridge Company.

04. Potential Attorney/Management Replacement Committee: David Leneberg, committee chair, updated the Board on Committee actions and provided a written report. The purpose of the committee is to gather data, ask questions, and based on the answers received make a recommendation to the full Board for their consideration on who we think would do the best job for our community.

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. The Finance Committee continues to review records and make collection recommendations to the Board.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations. Newsletter reminders regarding lawn maintenance will be inserted into future newsletters.

VI. *UNFINISHED BUSINESS*

There was no unfinished business.

VII. *NEW BUSINESS*

01. Seymie Wilkerson presented the Board a proposal from the Dam Corporation regarding the issuance of ID cards for those visiting the dam park area. Tom Behrens, President of the Dam Corporation, was present at the meeting to explain the proposed ID card process. Mr. Behrens explained that the proposal was provided in response to an Association request that the Dam Corporation suggest a plan to curtail vandalism and illicit activities at the dam. The Board took no action at the meeting on the proposal

02. The Board discussed recording camera operations and reviewed the history of their placement at the dam as a deterrent to vandalism of property.

VIII. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

There were no completed applications presented for determination by the Board. Homeowner Mr. Carevic appeared and discussed with the Board the tree house situation on his lot. The Board took no action at the meeting regarding the tree house. Prior to the next Board meeting, Mr. Nortje will meet with Mr. Carevic at the lot to review the structure.

IX. *HOMEOWNER COMMENTS*

A concerned homeowner appeared to discuss with the Board the definition of utility yard fences.

X. ADJOURNMENT

On **MOTION to adjourn** by Seymie Wilkerson, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:50 PM.**

Approved by the Board on September 15, 2014.