BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JANUARY 27, 2014

I. *CALL TO ORDER*

Regular Board Meeting: Monday, January 27, 2014 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: Rob Dean, Charles DelaRosa, Stan Klos, Don McCann, James Petosky, and Walt Seely
Members Not Present: Steve McDermott and Dave Parker
Committees: Janet Magnuson (Newsletter & Events)

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 December 16, 2013, regular Board Meeting and approve the minutes as presented.**

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** by Walt Seely to approve the Architectural Review Committee's recommendations to the Board, duly seconded, the **Board unanimously agreed**:

a. As recommended by the Committee, to APPROVE the following applications:

1. 11302 Leprechaun Re-surface Pool, Add Spa, Install Pavers
2. 12205 Shadow Run Erect Workshop in Utility Yard
3. 13007 Shadow Run Re-shingle Roof
4. 11905 Shadow Run Replacement & New Utility Yard 6' Wood Fence

b. As recommended by the Committee, to DISAPRROVE the following applications:

1. 12701 Silver Pine Non-Compliant Utility Yard Fence, No Survey/ Incomplete
2. 11209 Leprechaun Partial Utility Yard Fence – Resubmit Alternate Location
3. 12114 Shadow Run Workshop/Garage – Incomplete Application – Missing Plans
4. 11208 Timberlake Fence Across Garage Entrance
5. 11913 Shadow Run Non-Compliant Mailbox – Resubmit with Matching Material
6. 11304 Donneymoor Metal Roof – Incomplete Application
7. 11203 Silk Oak Non-Compliant Mailbox

02. On **MOTION** by Walt Seely to disapprove and require re-submission within 30 days or remove, duly seconded, **the Board unanimously DISAPPROVED the incomplete application of 12102 Timberlake for the unapproved erection of a shed and an aluminum carport//fire pit outbuilding structure and require re-submittal within 30 days or remove the structures.**

03. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the installation of a 6' vinyl utility yard fence with gates at 11204 Tralee.**

04. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the roof re-shingle and removal of dead/diseased pine trees & water oak at 12408 Wexford Hills.**

05. On **MOTION** to approve by Walt Seely, duly seconded, **the Board unanimously APPROVED the removal of dead and diseased pines at 12103 Timberlake.**

06. The Manager noted that 11204 Egret Nest (Formerly addressed as 12302 Shadow Run) submitted an incomplete application for new home construction and the Manager has notified the owner that the application remains administratively disapproved pending complete submission. Proposed set backs will require Board waiver.

07. The Manager reported that the foreclosing Bank has not assumed maintenance of the abandoned 12405 Wexford and that 12502 Wexford Hills has agreed to a payment plan for the required reimbursement to the HOA for legal fees incurred during HOA enforcement actions

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 and on going legal enforcement actions.

VI. ***COMMITTEE REPORTS***
01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of design standards and amendments to the Declaration and finalization of Fine Committee policies. On **MOTION** by Charles DelaRosa to send the draft design standards and Declaration amendments to the HOA Attorney for legal review, duly seconded, **the Board agreed on a vote of Five (5) FOR and One (1) (Petosky) AGAINST, to refer the draft design standards and amendments to the HOA Attorney for legal review.** The Fine Committee policy has been forwarded again to the Board for Director comments. It was noted that the Fine Committee Policy Draft has been already initially review by the Attorney.

02. **Community Crime Prevention Update**: Stan Klos reported that the dam area camera system log-on info and passwords have been distributed to the Directors. On **MOTION** by Walt Seely to post closing times of 10 PM to 6 AM at the dam, duly seconded, **the Board unanimously agreed to post closing times of 10 PM – 6 AM on signs at the dam.** The Manager is to arrange for such posting. Jim Petosky presented a plan to pressure wash graffiti from dam wall columns and sidewalks along the dam. On **MOTION** by Ron Dean to proceed with pressure washing of the columns and sidewalks following posting of the dam closing signs, duly seconded, **the Board unanimously agreed to proceed with the pressure washing of columns and sidewalks following posting of the dam closing time signs.**

03. Landscape Committee: Ron Dean updated the Board regarding entrance landscaping. Stan Klos suggested plans be prepared in springtime for planting improvements at the entrances and presented to the Board. Committee Volunteers are still being solicited.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board regarding the February newsletter which is at the publishers. Delivery is scheduled for the first week of February. Winners of the best holiday decorated homes will be listed in the newsletter. The Manager confirmed that the Board received the legal opinion which basically advised that an awards program to provide Association funds to needy homeowners to replace old mailboxes with the new standards would be problematic.

05. Hospitality: There was no report.

06. Finance: The Manager presented the Board a Manager's suggested budget for the Fiscal YR 2014-2015. The Board will need to adopt a budget at the next meeting in order to distribute a proposed budget for approval by the homeowners in March at the special budget approval meeting of the membership.

07. Common Areas: Having address graffiti during the crime prevention portion of the meeting, there was no additional item to report.

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

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

IX. *ADJURNMENT*
On **MOTION to adjourn** by Charles DelaRosa, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:51 PM.**

Approved by the Board on February 17, 2014