BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
DECEMBER 15, 2014

I. *CALL TO ORDER*
Regular Board Meeting: Monday, December 15, 2014 called to order at 7:02 pm by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present at Call to Order
Directors Present: Charles DelaRosa, Dave DeVelder, Rob Hagin, David Leneberg, Don McCann, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: Jim Petosky and ET Nortje
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*
01. On **MOTION** by David DeVelder to waive reading of the minutes of the November 17, 2014, regular Board meeting and approve the minutes as amended to reflect in paragraph III 02. that the October Minutes were improperly approved due the miscounting of an abstention vote, duly seconded, **the Board upon a vote of six (6) (DelaRosa, DeVelder, Hagin, Leneberg, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the waiving of the reading of the November minutes and approved the minutes as amended.**

02. On **MOTION** by David Leneberg to approve the first revised draft of the minutes of the October 20, 2014, regular Board meeting as presented, duly seconded, **the Board upon a vote of four (4) (DelaRosa, DeVelder, Leneberg, Wilkerson) FOR and two (2) (McCann, Sanchez) AGAINST, with one (1) (Hagin) ABSTENTION, approved the first revised draft of the minutes of the October 20, 2014, regular Board meeting as presented.** Mr. McCann requested that the minutes reflect his wish that the vote be postponed until the entire Board was present.

IV. *COMMITTEE REPORTS*
01. **Finance:** Helga Sanchez, Treasurer, noted that the financial report had been previously provided the Board for review and asked if there were any questions. Mrs. Sanchez updated the Board on Association finances and provided a written report. At the end of November 2014, $ 66,678.31 in cash has been posted to the Operating and Money Market accounts and $ 36,422.69 to the Amenities MMK account. Also, there were $ 62.40 in pre-paid fees and $ 45,323.02 in owner receivables. Total Assets were $ 166,059.70 with $ 37,329.16 in Liabilities and $ 128,730.54 in Capital.

02. Common Areas: There was no report.

03. Legal Firm Search: David Leneberg provided a written report updating the Board on recent committee activity. The Committee met and evaluated the 9 responses to the Committee's 2nd email request. Based on the responses, 5 of the 9 respondents were eliminated and interviews arranged with the final four plus the current attorney, Frank Friscia, for a total of five interviews. The five interviews have been completed as of this afternoon. The Committee is scheduled to meet later this week to review these 5 and narrow it down to 2 finalists for the Board to consider and vote on.

04. Newsletter: Seymie Wilkerson provided a written report. The newsletter was mailed on 12/13. Great Trick or Treat pictures and a special thanks to Seymie's spouse and Helga's spouse, Ben in assisting. They inadvertently were left off the article as participating. Special note are the upcoming Legacy of Lights home decorating contest judging on Friday 12/19 and Santa's House on Saturday, 12/20. The newsletter is scheduled to be every other month. The next newsletter is slated for Feb/March. The deadline for uploading content is January 20. Mrs. Wilkerson is pleased to announce the new volunteer editor, Sandy Meyer. Dave and Seymie will be meeting Sandy within the next 2 weeks to transition.

05. Grants: Seymie Wilkerson reported on behalf of the Grants Committee. The County's decision on grant winners is forthcoming. Shadow Run's grant request is for picnic tables and trash receptacles at the dam.

V. *MANAGEMENT REPORTS*

01. Collections: It was noted that the Board was previously provided a written past due report. The Manager updated the Board on collection matters. A **MOTION** by Don McCann to foreclose the HOA lien on a home failed to obtain a second. On **MOTION** by Robert Hagin to approve a payment plan, duly seconded, **the Board upon a vote of six (6) FOR (DelaRosa, DeVelder, Hagin, Leneberg, Sanchez, Wilkerson) and one (1) (McCann) AGAINST, approved the owner requested payment plan of $ 300 per month on account number 1 as reflected on the written November Past Due Report.** On **MOTION** by Helga Sanchez to refer a delinquent account to the HOA attorney for an additional demand letter for a settlement offer, duly seconded, **the Board unanimously** (following the departure of Director David DeVelder) **agreed to send account number 9 as reflected on the written November Past Due Report to the HOA attorney for an additional demand letter for a settlement offer.**

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list. The Manager updated the Board on enforcement actions. On **MOTION** by Seymie Wilkerson to amend the deed restriction enforcement policy paragraph 1. to read: "*1. Upon the 2nd consecutive weekly observation of a Deed Restriction violation, or upon notification and verification, Management will forward a written first notice of violation to the owner. Said consecutive weekly observations will be a minimum of 5 days apart.*" (underline new text), duly seconded, **the Board upon a vote of four (4) (Hagin, Leneberg, Sanchez, Wilkerson) FOR and two (2) (DelaRosa, McCann) AGAINST,** (following the departure of Director David DeVelder) **approved the amendment to the deed restriction enforcement policy as presented.**

VI. *UNFINISHED BUSINESS*

There was no unfinished business.

VII. *NEW BUSINESS*

There was no new business.

VIII. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
(following the departure of Director David DeVelder)

01. On **MOTION to approve** by Robert Hagin, duly seconded, **the Board on a vote of five (5) (DelaRosa, Hagin, Leneberg, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the installation of a 4 foot high, wood picket fence at the side yard of 11305 Hoot Owl.**

02. On **MOTION to approve** by Helga Sanchez, duly seconded, **the Board unanimously approved the EPC permitted installation of a boat dock on Lake Grady at 12903 Shadow Run.**

03. On **MOTION to approve** by Robert Hagin, duly seconded, **the Board unanimously approved the exterior repaint at 11411 Donneymoor.**

04. On **MOTION to approve** by Robert Hagin, duly seconded, **the Board unanimously approved the new front door at 11411 Donneymoor.**

05. On **MOTION to approve** by Robert Hagin, duly seconded, **the Board unanimously approved the installation of a 6 foot high, wood utility yard fence at 11202 Leprechaun.**

06. A **MOTION** by Robert Hagin **to remove the unresolved, utility yard matter at 12701 Silver Pine from further consideration,** duly seconded, **failed to carry by a vote of two (Hagin, Leneberg) FOR and four (4) (DelaRosa, McCann, Sanchez, Wilkerson) AGAINST.**

07. On **MOTION** by Robert Hagin **to amend an earlier approval in November of a 4 foot high chain link fence to reflect approval of a higher, 5 foot chain link fence at 11310 Donneymoor,** duly seconded, the **Board unanimously approved the amended height of the fence to 5 feet.**

IX. ***HOMEOWNER COMMENTS***
Homeowners were permitted to address the Board regarding Agenda items.

X. ADJOURNMENT
There being no further business, the meeting was adjourned at 8:17 PM.

Approved by the Board on January 26, 2015.