BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
FEBRUARY 17, 2014

I. *CALL TO ORDER*
Regular Board Meeting: Monday, February 17, 2014 called to order at 7:04 pm by Stan Klos, 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, Dave Parker, James Petosky, and Walt Seely
Members Not Present: Ron Dean
Committees: Janet Magnuson (Newsletter & Events)

III. *APPROVAL OF MINUTES*
On **MOTION** by Steve McDermott, to waive reading of the minutes and approve as presented, duly seconded, **the Board on a vote of six (6) FOR and one (1) (Petosky) AGAINST, agreed to waive the reading of the minutes of the January 27, 2014, 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. 11204 Tralee Repaint Home
2. 12208 Timberlake Install New Front Walkway, Relocate Porch Railing
3. 11913 Shadow Run Replace Mailbox to Match Home

b. As recommended by the Committee, to DISAPRROVE the following applications:
1. 11204 Egret Nest New Home Constr. – Site Plan (Mr. Klos to Meet w/Owner)
2. 11204 Tralee Non-compliant Metal Shed
3. 11304 Donneymoor Metal Roof – Application Remains Incomplete

02. It was noted that 13007 Shadow Run has provided a roof shingle sample which was a condition of approval at the last Board meeting.

03. It was also noted that 12114 Shadow Run provided additional copies of plans for the new garage which was considered at the last Board meeting. On **MOTION** by Don McCann to approve, duly seconded, **the Board unanimously APPROVED the erection of a garage outbuilding within the utility yard of the lot.**

04. On **MOTION** by Walt Seely to approve, duly seconded, **the Board unanimously APPROVED the installation of a compliant wood shed, NTE 144 Sq. Ft, in the utility yard of 11204 Tralee.**

05. On **MOTION** by Don McCann, duly seconded, the **Board unanimously APPROVED the following applications:**

1. 11904 Shadow Run — Erect Well Enclosure Within Utility Yard
2. 11911 Sugarberry — Re-Shingle Roof in Gray Shingle, Conditioned on Providing Sample
3. 12506 Shadow Run — Install Landscape Edging

06. The Board discussed the situation at 12710 Silver Pine wherein the submitted plans for legally required fencing do not include a survey and therefore remain disapproved as an incomplete application. Jim Petosky volunteered to meet with the owner in a last attempt to induce the owner to submit complete plans.

07. The Owner of 12102 Timberlake appeared to obtain re-clarification regarding non-compliant structures and the already levied demand by the HOA to have the structures removed. Mr. Klos agreed to meet separately with the homeowner to explain options.

08. The Manager reported that the request for set-back variance for the lot at 11204 Egret Nest (Formerly addressed as 12302 Shadow Run) has been distributed to nine (9) adjacent lot owners. Two have waived their rights to object in writing, one has commented against the set back variance and the time period within to voice objections by the others has expired. Proposed set backs will require Board waiver.

09. The Manager reported that the foreclosing Bank has not assumed maintenance of the abandoned 12405 Wexford and that the lot does not yet appear to require mowing. Also, the Manager reported that an owner with a Board approved payment plan to reimburse legal costs to the HOA for enforcement actions is current on the plan.

V. *GUEST SPEAKER*

Tessie Offner of the Florida Wildlife Commission introduced the Board and homeowners in attendance to the ongoing trapping and collection program for the capture of the invasive Tegu lizards throughout the area.

VI *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. On **MOTION** by Don McCann, duly seconded, **the Board on a vote of six (6) FOR and one (1) (Petosky) AGAINST, approved the payment plan presented by a delinquent homeowner.**

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations and on going legal enforcement actions. Enforcement action against a homeowner which was previously suspended due to a pending mortgage foreclosure has been reactivated since the homeowner was successful in obtaining a loan modification and the mortgage foreclosure withdrawn. The Homeowner will be sent a 30 day demand letter to correct multiple lawn and maintenance violations or the matter will be sent for mediation.

VII. ***COMMITTEE REPORTS***

01. **Architectural Review Committee:** Stan Klos updated the Board regarding the drafting of amendments to the Declaration as well as finalization of Fine Committee policies. The draft of amendments remains at the attorney for review. Once the draft is finalized and adopted by the Board for a formal board approval, the draft will be distributed to the homeowners with notification of the meeting date for formal approval by the Board.

02. **Community Crime Prevention Update**: Stan Klos updated the Board regarding dam trespassing problems. No trespassing signs and signs for dam closing times are ordered. Jim Petosky volunteered to advise the Dam Corporation. Pressure washing of graffiti remains scheduled following the posting of signs.

03. Landscape Committee: Stan Klos reported on behalf of Ron Dean regarding attempts to create a landscaping committee in order to improve entrance plantings in the spring. A homeowner in attendance volunteered to join the committee

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board regarding the April newsletter. The deadline for submission of articles is March 5, 2014. Delivery is planned for the first week of March. Information and an article are needed regarding the upcoming Easter event (Spring Festival).Community Clean Up is scheduled for Saturday, May 10, 2014.

05. Hospitality: There was no report.

06. Finance: On **MOTION** by Don McCann, duly seconded, **the Board unanimously adopted a draft budget to present to the homeowners for their approval at the March 17, 2014, Special Homeowner Meeting.** Notices of the meeting will be distributed by Management. The Board proposed budget includes no increase in annual assessments.

07. Common Areas: There was no additional item to report.

VIII. ***UNFINISHED BUSINESS***

There was no unfinished business.

IX. ***NEW BUSINESS***

Stan Klos reported that there appear to be at least 8 or more serious depressions in the subdivision roadways which require repair by the County. Mr. Klos is obtaining County contact information.

X. ***ADJURNMENT***

On **MOTION to adjourn** by Don McCann, duly seconded, **the Board unanimously agreed to adjourn the meeting at 9:00 PM.**

Approved by the Board on April 28, 2014