BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
AUGUST 4, 2014

I. *CALL TO ORDER*

Regular Board Meeting: Monday, August 4, 2014 called to order at 6:04 pm by Seymie Wilkerson, President, at the Riverview Branch Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Directors Present: Dave DeVelder, Rob Hagin, David Leneberg, Jim Petosky, ET Nortje, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: Charles DelaRosa and Don McCann
Committees: Janet Magnuson (Newsletter & Events)
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Dave DeVelder to waive reading of the minutes of the April 28, 2014, regular Board meeting and approve as presented, duly seconded, **the Board upon a vote of four (4), (DeVelder, Hagin, Petosky, Nortje) FOR and three (3), (Leneberg, Sanchez, Wilkerson) AGAINST, approved the waiving of the reading of the minutes and approved the minutes as presented.**

02. A **MOTION** by Seymie Wilkerson to delete item **01.** under New Business in the Minutes of June 17, 2014, Board meeting due to a concern there was not proper discussion, no proper call of the vote and that the approval of the Article 35 amendment to the Declaration was done under time duress did not receive a second.

03. On **MOTION** by Dave DeVelder to waive reading of the minutes of the June 17, 2014, regular Board meeting and approve as presented with the understanding that the Article 35 amendment will be voted on again at this meeting, duly seconded, **the Board upon a vote of six (6), (DeVelder, Hagin, Petosky, Nortje, Sanchez, Wilkerson) FOR and one (1), (Leneberg) AGAINST, 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. A temporary renewal of the Invasive Plant Removal Permit for Lake Grady has been obtained pending final agency approval. Mr. Petosky is seeking assistance from the County for a one time removal of dam area graffiti and repainting of the marked up benches. It has been reported that the County may have received federal or state grants for removal of graffiti from public right of ways as well as certain private property. He is coordinating the project with the Dam Corporation. Neighbor volunteers Jane Wilson and Susan Hague have joined the Beautification/Landscaping Committee and along with Mr. Petosky will be looking at both entrances for landscaping enhancements. The health and appearance of the recently installed palm tree at the west entrance is improving. Mr. Petosky reminded the Board that the palm remains under warranty. Mr. Petosky is arranging to have the small signs reinstalled on the recently restored brick

column at the west entrance. Also, the electric outlet is scheduled for repair at the west entrance. Mr. Petosky noted that the east side entrance has no lighting and he will check into the situation. With no objection by the Board, Jim ordered the application of pine bark mulch at both entrances. The cost of material and labor is included in the current lawn service contract.

02. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board included at Addendum 1 of these minutes. Regarding the 2014 Hillsborough Mini Grant, all paperwork has been submitted and the management company has received a reimbursement check for $ 2088.69 from Hillsborough County to the HOA for the bike racks and dog waste stations. Regarding the 2015 Hillsborough Mini Grant, the application and verification form have been submitted to the County. Mrs. Magnuson has requested funds for a metal picnic table and two domed receptacle cans to be placed on the dam common grounds. The August newsletter should be delivered on Tuesday, August 5. The next deadline for submissions for the October newsletter will be September 15, 2014. The editor will need information for the Halloween Trick or Treat Street for the next newsletter.

03. Finance: Helga Sanchez, Treasurer, expressed concern over current high office and legal expenses, suggesting that the process for attorney contact from the Board revert back to a prior policy that all such attorney contact must go through the President. On **MOTION** by Jim Petosky to require future Board to Attorney contact be directed through the President, duly seconded, **the Board of Directors unanimously agreed that all Board to Attorney contact should be coordinated through the President.** The Accountant's report for the fiscal year 2013-2014 has been completed and the notice to homeowners of the availability of the report will be distributed. The Tax return was signed. No tax was due. Mrs. Sanchez informed the Manager that there are differences between the accountant's report and the manager's year-end report which need to be reconciled.

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. The Finance Committee is planning to make collection recommendation to the Board following review of the records.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations. The Manager requested that the current citation entries regarding lawn restoration for bare spots be removed and that the policy going forward for now, as suggested by Seymie Wilkerson, include a series of reminders and general requests in the newsletters. The Board directed that the Manager cease citing lot owners for overgrown weeds and grasses within the street storm water gutters.

VI. *UNFINISHED BUSINESS*

01. On **MOTION** by Seymie Wilkerson to establish 60% in the pending Article 35 amendment as the required percentage of parcel owners required to approve any amendment, duly seconded, **the Board upon a vote of six (6), (Hagin, Leneberg, Petosky, Nortje, Sanchez, Wilkerson) FOR and one (1), (DeVelder) AGAINST, approved the establishment in the pending Article 35 amendment, of 60% as the required vote of parcel owners to approve an amendment to the Declaration**

02. A **MOTION** by Seymie Wilkerson **to amend Article 35 of the Revitalized Declaration of Protective Covenants and Restrictions of Shadow Run Unit 1 and Shadow Run Unit 2 to eliminate the ability of the Board of Directors to amend the Declaration; and to require that in order for there to be an amendment made to the Declaration, the approval of 60% of all eligible parcel owners must be obtained, either by proxy or ballot setting forth the amendment that is proposed to be adopted, duly seconded, was unanimously approved by the Board.**

VII. ***NEW BUSINESS***
01. The report on dam camera operations was tabled

02. On MOTION by Helga Sanchez that the Board consider obtaining an outside legal opinion pertaining to collection matters, duly seconded, **the Board unanimously agreed to obtain an outside legal opinion.**

03. On **MOTION** by David Leneberg that the Board consider changing from the current Law firm, duly seconded, **the Board unanimously agreed to consider changing the current Law firm.**

04. On **MOTION** by David Leneberg that the Board consider changing from the current management company, duly seconded, **the Board unanimously agreed to consider changing the current management company.**

VIII. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
01. A **MOTION** by ET Nortje to approve the already installed replacement mailbox at 11510 Heron Hills, duly seconded, **upon a Board vote of two (2), (Nortje, Wilkerson) FOR and five (5), (DeVelder, Hagin, Leneberg, Petosky, Sanchez) AGAINST, did not pass and the replacement mailbox remains non-compliant.**

02. On **MOTION** by ET Nortje to approve the resubmitted request by 12906 Shadow Run Blvd. for installation of a metal roof, such resubmittal including now a green colored steel material, duly seconded, **the Board unanimously approved the metal roof installation with the colored steel material at 12906 Shadow Run Blvd.**

03. On **MOTION** by ET Nortje to approve the request of 12313 Wexford Hills to waive additional screening requirements previously stipulated as a condition of an earlier approval for a shed installation, duly seconded, **the Board of Directors on a vote of four (4), (Hagin, Nortje, Sanchez, Wilkerson) FOR and three (3), (DeVelder, Leneberg, Petosky) AGAINST, approved the waiver of additional screening of the shed.**

04. ET Nortje informed the Board that the earlier application by 12202 Shadow Run to relocate the replacement wood fence closer to the street has been withdrawn and the homeowner will now only replace the fence at its current location. Mr. Nortje indicated that no application is required for replacing a fence at its current location.

IX. *ADJOURNMENT*

On **MOTION to adjourn** by Seymie Wilkerson, duly seconded, **the Board unanimously agreed to adjourn the meeting at 7:47 PM.**

Addendum 1. Newsletter/Grants Report

Approved by the Board on August 18, 2014