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

I. *CALL TO ORDER*

Regular Board Meeting: Tuesday, June 17, 2014 called to order at 6:00 pm by Seymie Wilkerson, President, at the Riverview Branch Library, 10509 Riverview 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:	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 May 23, 2014, organizational Board meeting and approve as presented, duly seconded, **the Board unanimously approved the waiving of the reading of the minutes and approved the minutes as presented.**

02. April BOD Minutes: Board members felt unanswered questions on several references to board action during the month of April need clarification. Approval continued until July Meeting.

IV. *COMMITTEE REPORTS*

01. Common Areas: Seymie Wilkerson presented a $ 2000 proposal for pressure washing and cleaning of graffiti off columns, walkways and benches along the dam. The Board tabled a decision on the proposal pending obtaining additional information regarding the potential damage to stucco on the columns by high pressure spray as well as assurance of a guarantee from the pressure washer against such potential damage. Of interest to the board is availability of processes that will repel the spray paint used to create the graffiti.

02. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board included in Addendum 1. Deadline for submissions to the August newsletter is July 10, 2014. August newsletter delivery is scheduled for early August. Mrs. Magnuson is awaiting final report forms from the County before submitting receipts to the County for obtaining Grant funds for the bike racks and dog waste stations. John Lindsay, ET Nortje, Sam Greene and Ed Ohman were thanked for helping to install the dog waste stations and bike racks. The deadline for the 2015 Grant submission is August 8, 2014 and current suggestions for a County Grant application include waste baskets and vented, metal powder-brushed park benches.

03. Finance: Helga Sanchez presented the Treasurer's report. At the end of the Fiscal Year 2013-2014, Assets and Liabilities were $ 186,021 each. The $ 36,390.66 Restricted Amenities Reserve is included in Assets and Liabilities. During the year, Retained earnings were depleted by approximately $ 28,000 and receivables were increase by $ 25,936. Of the approximately $ 55,000 in legal expenses the past fiscal year, the HOA expensed approximately $ 25,000 with the remainder held in owner receivables. For the reporting period May 1 through May 31, 2014, Total Assets and Liabilities were $ 201,377.96. The $ 36,395.30 Restricted Amenities Reserve is included in Assets and Liabilities. Mrs. Sanchez warned of the need to substantially control expenses and suggested looking at our approval process for onetime expenses. Mrs. Sanchez used as an example, unbudgeted expenses for pre and post 2014 BOD election letter distributions.

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. The Board appointed a Finance Committee of David Leneberg, Jim Petosky, Helga Sanchez, and Seymie Wilkerson to meet with the HOA Attorney to review collection cases and determine an action plan for collections going forward.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations and ongoing legal enforcement actions and suggested a tour of the community with the Board to determine current priorities regarding Deed restrictions enforcement.

VI. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** by ET Nortje to approve the request by 11514 Heron Hills for a shed, duly seconded, the **Board of Directors unanimously approved the request for a shed.**

02. A **MOTION** by ET Nortje to approve the request by 12313 Wexford Hills for a smaller shed than the one denied previously by the Board, duly seconded, was amended on **MOTION** by Don McCann, duly seconded, **to approve the request on the condition that screening slats be inserted within the fabric of the chain link fence to obscure the shed from street view. The amended motion was approved by the Board of Directors by a vote of seven FOR and two (Leneberg & McCann) AGAINST.**

03. On **MOTION** by Helga Sanchez to approve the resubmitted request by 12115 Timberlake for a fence, previously denied by the Board, duly seconded, **the Board of Directors unanimously approved the request with the understanding that the fence cannot serve as an adequate utility yard enclosure.**

04. On **MOTION** by ET Nortje to approve the request by 11204 Macombs Court for a fence, duly seconded**, the Board of Directors unanimously approved the request for a fence.**

05. On **MOTION** by ET Nortje to disapprove the request by 12906 Shadow Run for a galvanized metal roof, duly seconded, **the Board of Directors on a vote of six FOR and three (DeVelder, Sanchez, Wilkerson) AGAINST, disapproved the request due to aesthetics, material and finish.**

06. On **MOTION** by Dave DeVelder to disapprove the request by 11505 Heron Hills for post approval of a built tree house structure due to an incomplete application and to advise the owner to consult with Hillsborough County code enforcement regarding permitting requirements, duly seconded, the **Board on a vote of six FOR and three (McCann, Petosky, Wilkerson) AGAINST, disapproved the incomplete application and agreed to have a notice sent to the owner advising of the necessity to consult with County Code Enforcement regarding the tree house structure.**

07. It was noted that the unapproved aluminum roof structure over the fire pit has been removed from 12101 Timberlake as requested by the Board.

08. On **MOTION** by Jim Petosky to table discussion of the required utility yard fence at 12701 Silver Pine until the next Board meeting when the owner can attend, duly seconded, **the Board of Directors unanimously agreed to table the discussion and invite the owner to the next Board meeting.**

09. On **MOTION** by ET Nortje to post approve the installed fencing at 12618 Lake Hills under the condition the owner be advised that future modifications and improvement to the lot must be pre-approved, duly seconded, the **Board of Directors on a vote of six FOR and three (DeVelder. Leneberg, Petosky) AGAINST approved the fence with the understanding that a warning letter will be issued.**

10. On **MOTION** by ET Nortje to approve the request by 11304 Donneymoor to replace windows, duly seconded, the **Board of Directors unanimously approved the request for window replacement.**

11. On **MOTION** by ET Nortje to approve the request by 11304 Donneymoor to repaint the home, duly seconded, the **Board of Directors unanimously approved the request for repainting the home.**

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

VIII. ***NEW BUSINESS***
01. On **MOTION** by Jim Petosky to amend Article 35 of the Revitalized Declaration to require a 60% approving vote of the homeowners before any future amendment, duly seconded, **the Board on a vote of seven (7) FOR and two (DeVelder, McCann) AGAINST, approved the amendment.**

02. On **MOTION** by Jim Petosky to replace the dead palm tree at the West entrance for $ 480 and have the work done by DelaRosa's Landscaping, owned by Director Charles DelaRosa, duly seconded, **the Board unanimously approved the replacement of the palm tree.**

IX. ***HOMEOWNER COMMENTS FROM THE FLOOR***
01. The Board entertained comments, conversations, and ideas from Shadow Run residents in attendance.

02. Communication with the community. It was noted that not all residents have electronic communications (internet), so the Board was advised to be aware of this fact when attempting to improve the timeliness of our information to the homeowners.

03. Manager Ron Trowbridge briefed those in attendance on some of the bank procedures when a property is in foreclosure.

04. In response to an owner comment, Architectural Committee Chairperson, ET Nortje, suggested new ways to deliver deed restriction violations in a more productive fashion. Included were more in person conversations with violator. Before pictures might set time lines of violations such as cars parked on grass.

X. *ADJOURNMENT*

On **MOTION to adjourn** by Seymie Wilkerson, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:00 PM.**

Addendum 1.

Approved by the Board on August 4, 2014

June 17, 2014

Janet Magnuson

NEWSLETTER

Deadline for submission is July 10 for the August 1 newsletter.

GRANTS:

2014 – Awaiting final report form from Hillsborough County before submitting receipts.

I would like to thank John Lindsay, ET Nortje, Sam Greene and Ed Ohman for helping install the dog waste stations and bike racks.

2015 – Deadline for submission is August 8, 2014. Suggestions include waste baskets, vented metal powder brushed park benches.

Addendum 1

the Trowbridge company, inc.

Association Management Division

NOTICE TO HOMEOWNERS
SHADOW RUN HOA
JUNE 2, 2014

THE NEXT BOARD OF DIRECTORS MEETING IS SCHEDULED FOR TUESDAY, JUNE 17, 2014, 6:00 – 8:00 PM, AT THE RIVERVIEW BRANCH LIBRARY, 10509 RIVERVIEW DRIVE.

This day and location is different than the normally scheduled 3rd Monday meetings due to summer youth programs at the civic center.

At the June 17 meeting, the Board of Directors, pursuant to Article 35, will consider the adoption of an amendment of Article 35 to the Revitalized Declaration of Protective Covenants and Restrictions, Shadow Run – Unit One and Two. The amendment under consideration is one to require any future amendments to the Declaration be approved by at least 60 % of the homeowners. The proposed wording of the amendment will be posted shortly onto the web site home page.

Meeting Information

Date: Tuesday, June 17, 2014
Time 6:00 P.M.
Location: Riverview Branch Library
10509 Riverview Drive, Florida

At this meeting, Homeowners are welcome to address the Board for up to 3 minutes per lot regarding the proposed amendment.

P.O. Box 273708, Tampa, Florida 33688 (813) 264-1119 FAX (813) 265-2598

Article 35: Amendments to Covenants and Restrictions

~~The Board May Amend or Modify Protective Covenants in its Sole Judgment and May Grant Exceptions Thereto. Subsequent Owners of Homesite Can Not Impose Additional or new Restraints.~~

(a) Subject to limitations set forth hereinafter, these protective covenants shall only be amended when a proxy or ballot setting forth the amendment or amendments is signed by a minimum of 60% of all owners entitled to vote thereon and a certificate of recording the approved amendment is then signed by the president and secretary of the association and recorded in the public records of Hillsborough County, Florida.

~~The Board reserves and shall have the sole right (1) to amend these protective covenants and restrictions, but all such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained,(2) to amend these covenants and restrictions for purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (3) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower the standards of the covenants and restrictions herein contained, and right (4) to release any homesites from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Board, in its sole judgment, determines such violation to be a minor or insubstantial violation.~~

(b) No property owner, without the prior written approval of the Board, may impose, grant or reserve any additional covenants, rights of way, easements and restrictions upon or under any part of the land shown on the plat.