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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, March 17, 2014 called to order at 7:50 pm by Stan Klos, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The meeting was called to order immediately following the special membership meeting for approval of the FY 2014-2015 budget.

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*

A **MOTION** by Stan Klos, to waive reading of the minutes of the February 17, 2014, regular Board meeting and approve as presented, duly seconded, was not acted upon by the Board.

IV. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** by Chuck DelaRosa to approve the Architectural Review Committee's recommendations to the Board, duly seconded, the **Board on a vote of six FOR and one (Petosky) AGAINST, agreed**:

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

1. 11309 Loch Lomond Repaint Home
2. 11308 Sandpine Erect Matching Detached Garage in Utility Yard
3. 11307 Hoot Owl Add Exterior Stack Stone Façade
4. 11204 Egret Nest Location of Home on Lot, Rear Set Back Waiver

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

1. 11307 Hoot Owl Repaint Home (Red base color disapproved)
2. 12701 Silver Pine Fence (Insufficient Set Back)
3. 12102 Timberlake Already Erected Aluminum Structure, Fire Pit, Carport (Remove In Thirty Days)

02. It was noted that the abandoned 12405 Wexford Hills was mowed by the HOA and charges billed back to the owner.

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. Homeowners on payment plans are current on those plans. On **MOTION** by Stan Klos, duly seconded, **the Board on a vote of six (6) FOR and one (1) (Petosky) AGAINST, approved the write off of legal charges as settlement against a long standing collection matter and in lieu of further legal action and costs, in exchange for the owner to pay back assessments and claim no further exemption to assessments in the future.**

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 amendments to the Declaration as well as finalization of Fine Committee policies. The draft of amendments has been reviewed by the Attorney. On **MOTION** by Don McCann, duly seconded, and **upon a vote of six FOR and one (Petosky) AGAINST, the Board approved the presentation of the proposed amendments to the membership and established the regular Board meeting in April as the meeting at which to consider Board approval of the proposed amendments**. No action was taken on the fine policy approval.

02. **Community Crime Prevention Update**: Stan Klos updated the Board.

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. Volunteered are still being solicited to join the committee.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board. April newsletter delivery is scheduled for early April. The Easter (Spring Festival) event is scheduled for Saturday, April 19 at 10:00 AM. Chuck DelaRosa is event chairman. Community Clean Up remains scheduled for Saturday, May 10, 2014. Volunteers with pickups are needed. High school students can earn volunteer credit hours towards their Bright Futures Scholarship Program. Stan Klos will arrange for a front loader. Electronics will be accepted this year.

05. Hospitality: There was no report.

06. Finance: Treasurer Don McCann updated the Board on financial matters.

07. Common Areas: 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 Don McCann, duly seconded, **the Board unanimously agreed to adjourn the meeting at 9:00 PM.**

Approved by the Board on April 28, 2014