BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
APRIL 28, 2014

I. *CALL TO ORDER*

Regular Board Meeting: Monday, April 28, 2014 called to order at 7:08 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. Ron Dean via speaker phone.

Members Not Present: None

Committees: Janet Magnuson (Newsletter & Events)

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Don McCann to waive reading of the minutes of the February 17, 2014, regular Board meeting and approve as presented, duly seconded, **the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved the waiving of the reading of the minutes and approved the minutes of the meeting.**

02. On **MOTION** by Charles DelaRosa to waive reading of the minutes of the March 17, 2014, regular Board meeting and approve as presented, duly seconded, **the Board unanimously approved the waiving of the reading of the minutes and approved the minutes of the meeting.**

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. 12505 Wexford Hills — Erect 6' White Vinyl Fence
2. 11511 Heron Hills — Enclose Rear Lanai Into Sunroom
3. 12208 Timberlake — Plant Viburnum Along Walkway
4. 11208 Donneymoor — Repaint Home Exterior
5. 11202 Egret Nest — Re-Shingle Roof

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

1. 12313 Wexford Hills — Install 12x30 Aluminum Shed
2. 12115 Timberlake — Erect 4' Picket Fence

02. On **MOTION** by Charles DelaRosa to approve the following Architectural Modification Approval requests, duly seconded, the **Board unanimously agreed to APPROVE the following applications:**

1. 11301 Tralee — Repaint Home exterior
2. 12101 Shadow Run — Repaint Front Door White

V. *MANAGEMENT REPORTS*

01. Collections: The Manager updated the Board on collection matters. Homeowners on payment plans are current on those plans. The Board and Management continue to pursue resolution of former accounts previously claimed incorrectly as exempt lots.

02. Open Deed Restriction Violations: The Manager updated the Board on deed restriction violations and ongoing legal enforcement actions. On **MOTION** by Don McCann to mow the overgrown abandoned lot at 12405 Wexford, duly seconded, **the Board unanimously approved the mowing of the lot at a cost of approximately $ 80 and charge such self help service to the owner.**

VI. *COMMITTEE REPORTS*

01. Architectural Review Committee: There was no report.

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

03. Landscape Committee: There was no report.

04. Newsletter, Grants & Events: Chairperson Janet Magnuson provided a written update to the Board. Deadline for submissions to the June newsletter is May 9, 2014. June newsletter delivery is scheduled for early June. The sixth annual community clean up will be held on Saturday, May 10 from 8am-2pm. Volunteers with trucks or trailers are requested. High school students can earn volunteer credit hours towards their Bright Futures Scholarship Program. The Board was also updated on the on-going County grant to purchase and install bike racks along the dam.

05. Hospitality: Judy Paes reported on a new resident welcome.

06. Finance: There was no report.

07. Common Areas: There was no report.

VII. *UNFINISHED BUSINESS*

There was no unfinished business.

VIII. *NEW BUSINESS*

01. The Board expressed thanks to all who helped with the Easter event including Janet Magnuson, Charlie DelaRosa (Event Coordinator), Anlise DelaRosa (The Bunny), Al Rousseau & Marlies Cummings (15 dozen eggs), Don McCann, Richard and Rose Gibson, Yvonne Latimor (Janet's sister), Karen, Chris and Savannah (on the megaphone), Jim and Helen Petosky.

02. On **MOTION** by Don McCann to confirm a previous emergency vote of the Board, duly seconded, **the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved postponement of the April 21, 2014 Board meeting to April 28, 2014, noting that proper notice to the community was made.**

03. On **MOTION** by Don McCann to confirm a previous emergency vote of the Board, duly seconded, **the Board unanimously approved the selection of Friscia & Ross, P. A. as the Association attorney.**

04. On **MOTION** by Charles DelaRosa to confirm a previous emergency vote of the Board, duly seconded, **the Board unanimously agreed to proceed with west wall damage repairs, noting that GEICO has previously paid the cost of repairs on behalf of their client who drove into the wall.**

05. On **MOTION** by Walt Seely to confirm a previous emergency vote of the Board, duly seconded, **the Board on a vote of seven (7) FOR and one (1) (Petosky) AGAINST, approved the establishment by the President of a committee of Directors (Klos, McCann, McDermott, & Seely) to respond to the Board and Community regarding false information being distributed to the community by unofficial sources regarding pending Covenant amendments under Board consideration.**

06. The Board of Directors permitted members in attendance to address the Board regarding proposed amendments and the proposed fine committee policy.

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 August 4, 2014

April 28, 2014

COMMITTEE REPORTS:

Janet Magnuson

Newsletter:

Deadline for submissions to the June newsletter is May 9, 2014, with delivery date the beginning of June.

Community Clean up:

The sixth annual community clean up will be held on Sat, May 10th from 8am -2pm. I am looking for volunteers and volunteers with trucks or trailers. High school students can earn volunteer credit hours towards their Bright Futures Scholarship Program.

County Grant:

I have submitted the mid term report to the county regarding the bike racks and dog waste stations. I have submitted a proposal as to location of the bike rack and dog waste stations to the Dam Corp and met with the dam corp. I have met with residents on both sides to discuss the location of the bike racks. At this time the bike racks and the dog waste stations have been ordered. When they are delivered, I will be seeking volunteers to help with installation.