BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
SEPTEMBER 15, 2014

I. *CALL TO ORDER*

Regular Board Meeting: Monday, September 15, 2014 called to order at 7:05 pm by James Petosky, Vice President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Directors Present: Charles DelaRosa, Dave DeVelder, Rob Hagin, Jim Petosky, Don McCann, ET Nortje, and Helga Sanchez
Directors Not Present: David Leneberg and Seymie Wilkerson
Committees: Janet Magnuson, Newsletter/Grants/Events
Management: Kim Colborne, Management Office

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Charles DelaRosa to waive reading of the minutes of the August 18, 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 as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Jim Petosky updated the Board on common area matters. The cleaning of graffiti at the dam area by the County free of charge is hopefully still planned. A decision will need to be made at the next meeting for the Association to clean the graffiti if the County is not able and as to how much of the area will be cleaned. The electric outlet at the West side is not repaired yet. Management was to have taken care of this. East side lighting is not on a timer and this will be taken care of within a week.

02. Newsletter, Grants & Events: Janet Magnuson provided a written report. The newsletter has been submitted to the publisher with a delivery date to homeowners the first week of October. An article has been submitted with the Trick or Treat Street date of Friday, October 31 with a time frame between 6 pm and 8 pm. Also, there has been inserted a statement that if there are no volunteers, then no Trick or Treat Street. The grant for a picnic table and two waste receptacles to be installed at the dam has been submitted. Shadow Run is awaiting approval after a meeting in October with the representatives from the Hillsborough County Board of County Commissioners, the Children's Board of Hillsborough County, the Frank E. Duckwall Foundation and the Community Foundation of Tampa Bay.

03. Finance: Helga Sanchez, Treasurer, noted that the financial report had been previously provided the Board for review and asked if there were any questions. Mrs. Sanchez updated the Board on Association finances and provided a written report. At the end of August 2014, $ 83,327.13 in cash has been posted to the operating account and $ 36,409.07 to the Amenities MMK account. Also, there were $ 37.40 in pre-paids and $ 53,140.64 in receivables. Total assets were $ 191,728.35 with $ 45,293.63 in liabilities and $ 146,434.72 in Capital. The August Balance Sheet recorded $ 8,847.16 in accounts payable. $ 8,629.50 is owed for legal services rendered prior to April 30, 2014. This liability was not previously recorded in SRHO ledgers. AS of this date, the $ 7,643.86 year end fund imbalance has not been reconciled

04. Potential Attorney/Management Replacement Committee: A committee report was not provided. Don McCann reported that he has not received any correspondence from the committee regarding possible replacement of the attorney. Jim Petosky will address this concern with Seymie Wilkerson as well as confirm with Mrs. Wilkerson the committee members.

V. *MANAGEMENT REPORTS*

01. Collections: The Manager was unable to attend the meeting. It was noted that the Board was previously provided a past due report. The Board discussed possible actions to address the past due accounts. Et Nortje expressed an interest to review the delinquent accounts line by line at the next meeting.

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list and the Board discussed on-going violations, especially those which have been on the list for some time. Concern was expressed regarding the abandoned homes.

VI. *UNFINISHED BUSINESS*

There was no unfinished business.

VII. *NEW BUSINESS*

01. Board members present volunteered to assist in the Trick or Treat Street Event. Additional neighbors will be asked to volunteer as well.

VIII. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

Committee Chair ET Nortje reported that additional committee members are needed.

01. On **MOTION to approve** by Charles DelaRosa, duly seconded, **the Board unanimously approved the installation of an in-ground pool and screen enclosure at 12510 Shadow Run.**

02. The open matters of the required utility yard at 12701 Silver Pine and the unapproved tree house structure at 11501 Heron Hills remain unresolved. Neither homeowner appeared as requested.

IX. *HOMEOWNER COMMENTS*

Homeowners addressed the Board on Agenda items. A concern was expressed regarding legal matters.

X. ADJOURNMENT

On **MOTION to adjourn** by Charles DelaRosa, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:22 PM.**

Approved by the Board on October 20, 2014.