BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JANUARY 26, 2015

I. *CALL TO ORDER*
Regular Board Meeting: Monday, January 26, 2015 called to order at 7:00 pm by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present at Call to Order
Directors Present: Dave DeVelder, Rob Hagin, David Leneberg, Don McCann, ET Nortje, Jim Petosky, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: Charles DelaRosa
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*
01. On **MOTION** by Seymie Wilkerson to waive reading of the minutes of the December 15, 2014, regular Board meeting and approve the minutes as presented, **the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, McCann, Petosky, Wilkerson) FOR and one (1) (Sanchez) AGAINST, approved the waiving of the reading of the December minutes and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*
01. **Finance:** Helga Sanchez, Treasurer, informed the Board that there remain issues with the finalization of the December financial report and that a Treasurer's report is not available at this time. Mrs. Sanchez is working with management to finalize the report. Mrs. Sanchez requested the Manager distribute to the Board the Manager's proposed 2015/2016 budget.

02. Legal Firm Search: David Leneberg provided a written report updating the Board on recent committee activity. The committee has met and narrowed the search down to two (2) finalists as reported in the December, 2014 report. The two law firm finalists are (in alphabetical order) Fernandez Florida Law and Silberman Law. On December 29, 2014 the Board was sent two emails with all the information the committee had received from these two firms. In addition, Directors were also offered an opportunity to meet with each of them on January 7, 2015. On **MOTION** by Helga Sanchez to retain the Law Firm Silberman Law, P. A. to serve as counsel for the Shadow Run Homeowners Association, Inc., duly seconded, the **Board upon a vote of six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) FOR and two (2) (McCann, Petosky by abstention) AGAINST, the Board approved the retention of the Law Firm Silberman Law, P.A. to serve as counsel for the Shadow Run Homeowners Association, Inc.** Mr. Petosky's abstention was counted as a No or Against vote due to no apparent conflict of interest.

03. Common Areas: Jim Petosky provided a report on common grounds. The County has replaced one storm sewer line under Tralee Drive at Donneymoor. Other under-roadway storm sewer lines throughout the subdivision require replacement; however, the County has no additional funds at this time. Most are

filled with sand and do not drain as designed. The eastern entrance wall has again been extensively damaged by a traffic accident. The driver is insured and contact has been made with the insurance carrier. The carrier will get back to the HOA regarding the adjustment process.

04. Newsletter: Seymie Wilkerson distributed a written report on behalf of new volunteer editor and neighbor Meyer Sandy who was unable to attend the meeting. Newsletter content was updated by the due date of January 20 and a proof is pending. The newsletter is scheduled to be mailed in February. Highlights include (a) Legacy of Lights winner announcements/pictures. 1st Place ($150) went to the Collins, 11209 Donneymoor; 2nd Place ($100) to the Garrisons at 11812 Shadow Run Blvd.; 3d Place ($50) to the Alwoods at 11302 Sandpine. (b) Upcoming Easter Community Event and asking for volunteers (c) New Board of Director Spotlight (d) New Shadow Run Shares Section (e) Article to peak interest in residents considering becoming involved on the board or a committee.

05. Grants: Seymie Wilkerson distributed a written report on behalf of Janet Magnuson who was unable to attend the meeting. Janet reports that she has contacted Neighborhood Relations and is awaiting the County's Letter of Understanding before the picnic tables and trash receptacles for the dam can be ordered.

V. *MANAGEMENT REPORTS*

01. Collections: It was noted that the Board was previously provided a written past due report. The Manager updated the Board on collection matters. On **MOTION** by David Leneberg to immediately turn over the collection and enforcement action against entry # 11 on the December 31, 2014, Aged Receivable report to the newly retained law firm, duly seconded, **the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the turn-over of the collection and enforcement action files regarding entry # 11 to the newly retained Silberman Law Firm.**

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list. The Manager updated the Board on enforcement actions.

VI. *UNFINISHED BUSINESS*

There was no unfinished business.

VII. *NEW BUSINESS*

01. On **MOTION** made, duly seconded, to deny the request of the lot owners at 12612 Lake Hills to be exempted from mowing, trimming, edging lands on the lot within 15 feet of the curb due to reported wetlands designation to a portion of the lot, **the Board unanimously agreed to deny such waiver and require that the lot owners at 12612 Lake Hills maintain the unimproved lot in compliance with the Declaration.**

VIII. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***

01. On **MOTION to approve** by E. T Nortje, duly seconded, **the Board unanimously approved the installation of an in-ground pool and bronzed screen enclosure at 12202 Macombs.**

02. On **MOTION** to approve by E.T Nortje, subject to the use of a satin or flat paint sheen rather than semi-gloss onto the stucco exterior, duly seconded, **the Board upon a vote of six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) FOR and two (2) (McCann, Petosky) AGAINST, approved the repainting of the home at 11916 Shadow Run subject to the use of a satin or flat paint sheen rather than semi-gloss onto the stucco exterior**

03. On **MOTION to approve** by E.T Nortje, duly seconded, **the Board unanimously approved the re-shingle of the home at 12103 Shadow Run.**

04. On **MOTION** to approve by E.T Nortje, **the Board upon a vote of seven (7) (DeVelder, Hagin, Leneberg, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the repainting of the home at 11310 Donneymoor.**

IX. ***HOMEOWNER COMMENTS***

Homeowners were permitted to address the Board regarding Agenda items.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:22 PM.

Approved by the Board on February 16, 2015.