BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
April 20, 2015

I. *CALL TO ORDER*

Regular Board Meeting: Monday, April 20, 2015 called to order at 6:04 PM by Seymie Wilkerson, President, at the Riverview Branch Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present at Call to Order

Directors Present: Charles DelaRosa, Rob Hagin, David Leneberg, Don McCann, ET Nortje, Jim Petosky, Helga Sanchez, and Seymie Wilkerson. Dave DeVelder @ 6:09 PM
Directors Not Present: None
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*

On **MOTION** by Seymie Wilkerson to waive reading of the minutes of the March 16, 2015, regular Board meeting and approve the minutes as presented, duly seconded, **the Board,** prior to DeVelder arrival**, upon a vote of five (5) (Hagin, McCann, Leneberg, Nortje, Wilkerson) FOR and three (3) (Delarosa, Petosky, Sanchez) AGAINST approved the waiving of the reading of the minutes and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. **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 March 31, 2015, $ 47,504.67 in cash has been posted to the Operating and Money Market accounts and $ 36,440.80 to the Amenities MMK account. Also, there were $ 1,487.40 in pre-paid fees and $ 45,439.77 in owner receivables. Total Assets are recorded as $ 145,727.37 with $ 40,525.37 in Liabilities and $ 105,202.00 in Capital. Returned Earnings Current Year, are overstated on the March 31, 2105 Balance Sheet because unpaid accrued interest was recorded as paid in financial ledgers.

02. Potential Management Company Consideration: David Leneberg updated the Board on the search for a potential new management company and provided a written report which will be attached to these minutes. On **MOTION** by David Leneberg to change management companies, duly seconded, **the Board upon a vote of six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) FOR and three (3) (Delarosa, McCann, Petosky) AGAINST approved changing the management company. A MOTION** by James Petosky, duly seconded, to amend the above motion on the table to reflect retaining the Trowbridge company with the proviso that the Manager be furnished a reasonable, precise list of those items of management that are required by Shadow Run that are not in place currently and that he be allowed six months to comply with the terms, and that at the end of the 6 month period his compliance will be further reviewed by the Board, failed to pass by a vote of **three (3) (Delarosa, McCann, Petosky) FOR and six (6) (DeVelder, Hagin, Leneberg, Nortje, Sanchez, Wilkerson) AGAINST.**

03. Grants: Janet Magnuson updated the Board on County Grant awards and provided a written report. The picnic table and two trash receptacles for the dam area were delivered. Mrs. Magnuson is awaiting response from the Dam Corp about locations for trash cans. Volunteers are needed to mount the picnic table. The Community clean up will be held April 25, from 6-2.

V. *MANAGEMENT REPORTS*

01. Collections: It was noted that the Board was previously provided a written past due report. On **MOTION** by Helga Sanchez, duly seconded, to write off uncollected legal expenses against the homeowner at line 3 of the March 2015 Past Due Listing who satisfied the agreed upon payment plan, close the file and request the Attorney prepare and file Satisfactions of Lien and Judgment, **the Board, upon a vote of eight (8) (Delarosa, DeVelder, Hagin, Leneberg, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the write off and notification to the Attorney for the releases.** On **MOTION** by Robert Hagin, duly seconded, to accept the Attorney recommended payment plan offer from the homeowner at line 10 of the March 2015 Past Due Listing, t**he Board unanimously approved the payment plan.** Following a voluntary, personal address to the Board from the homeowner in attendance, **o**n **MOTION** by ET Nortje, duly seconded, to accept a $ 1000 pay-off settlement offer from the homeowner at line 6 of the March 2015 Past Due Listing, write off the remaining balance on the delinquent account, and request the Attorney prepare and file Satisfactions of Lien and Judgment, **the Board, upon a vote of seven (7) (Delarosa, DeVelder, Hagin, Leneberg, Nortje, Petosky, Wilkerson) FOR and two (2) (McCann, Sanchez) AGAINST, approved the offer of settlement, the write off and the notification to the Attorney for the releases.**

02. Open Deed Restriction Violations: It was noted that the Board was previously provided an updated violations list.

VI. *UNFINISHED BUSINESS*

There was no unfinished business.

VII. *NEW BUSINESS*

There was no new business.

VIII. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve with conditions by ET Nortje, duly seconded, **the Board, upon a vote of eight (8) (DelaRosa, DeVelder, Leneberg, Hagin, Nortje, Petosky, Sanchez, Wilkerson) FOR and one (1) (McCann) AGAINST, approved the proposed placement of a prefabricated 10' x 14' metal shed within the proposed new wood fence utility yard at 11314 Tralee, provided the shed trim is painted to match the existing trim color of the home and that the green awnings on the shed are removed.**

02. On **MOTION** to approve by Robert Hagin, duly seconded, **the Board, upon a vote of eight (8) (DelaRosa, DeVelder, Leneberg, McCann, Nortje, Petosky, Sanchez, Wilkerson) FOR with one (1) ABSTENTION for conflict of interest (applicant homeowner Nortje), approved the proposed new mailbox to match the home and the removal of encroaching trees over the existing septic field at 12208 Timberlake.**

03. On **MOTION** to approve by ET Nortje, duly seconded, **the Board unanimously approved the proposed connected guest house addition to the home, the in-ground pool and the future bronze colored screen enclosure over the pool at 12703 Silver Pine.**

04. On **MOTION** to approve by ET Nortje, duly seconded, **the Board unanimously approved the colors and color scheme of the already completed home repainting at 12005 Shadow Run.**

05. On **MOTION** to approve by ET Nortje, duly seconded, **the Board unanimously approved the conversion of a two adjacent one-car garage doors to a single, double-car door with removal of center support column at 11303 Hoot Owl.**

06. On **MOTION** to approve by ET Nortje, duly seconded, **the Board unanimously approved the existing replacement mailbox of composite plastic material with faux stone exterior which was determined to sufficiently match the architectural features of the home at 12907 Shadow Run.**

IX. ***HOMEOWNER COMMENTS***
Homeowners were welcomed to address the Board regarding Agenda items.

X. ***ADJOURNMENT***
There being no further business, the meeting was adjourned at 7:45 PM.

Approved by the Board on May 18, 2015