Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes
August 17, 2015

Meeting location: Bloomingdale Library
1906 Bloomingdale Ave.
Riverview, Florida

Meeting called to order: 7:00 PM

Quorum Established __X_ YES ___ NO

Notice was posted at the entry gate 48 hours before the meeting.

Board Members in Attendance:
President – Seymie Wilkerson
Treasurer- Helga Sanchez
Secretary– David DeVelder
Director – David Leneberg
Director – Franklin Weiri
Director – James Petosky
Director – Robert Hangin

Board Members Absent
Director – David Parker
Director – Etienne Nortje

Other Attendees:
Carissa Cuccarese, Licensed Community Association Manager, Jose Ponton, Vice President, and Sarah Hill, Director of Business Development & Marketing, representing Associa Gulf Coast.

Minutes
On motion duly made, seconded and adopted by majority vote, the minutes of the Board Meeting of July 20, 2015 were approved. Six voted for, Robert Hagin voted against. Motion carries with majority vote.

Reports

a. Finance/Treasurer - Helga reviewed the Management Report with the Board, including the following financial highlights from the July 31, 2015, financial statements and requested the following information from Management:
   - Original July Bank Statements from BB&T (normally sent to PO BOX)
   - Closing & Opening Bank Account Statements
   - Accounts Receivable from July 28th through August 17th

b. Common Grounds – James discussed the cameras facing the dam. Unable to obtain access to the camera via website link. There are also Palm Fronds covering the cameras that need cut back. James also discussed the north side entrance electric was repaired, however the south side entrance needs repaired. There are no underground wires to the Southside pump. Carissa agreed to obtain proposals for this work. James has already acquired one proposal for less than $500.00 from Brandon Electric. Also need to find out if the light fixtures work. Requested copies of all Brandon Electric invoices from March 2015. Management to look into this.
   - On motion duly made, seconded and adopted by majority vote, pressure washing of the columns and fence at a cost not to exceed $350.00, to be performed by Peter's Pressure Washing was approved. Five voted in favor, Seymie Wilkerson and Frank Weiri voted against the motion. Motion carries with majority vote.
   - On motion duly made, seconded and adopted by majority vote, Delarosa Landscaping's proposal to replace 9" in diameter palm, and maintain watering for at a cost not to exceed $600.00 was approved. Six voted for, Helga Sanchez voted against the motion. Motion carries with majority vote. Delarosa to include a warranty on the replacement palm.

c. David Leneberg provided Pending Action item list of management company transition.

d. David DeVelder provided an update on website. Tom B. to upload current documents to website.

e. Seymie provided an updated on Trick or Treat Street and requested volunteers, as well as support and/or donations from vendors. Seymie also announced on October 3, 2015, a costume swap and raffle will be held.

Management Report

a. Collections – Carissa provided delinquency report and template "Friendly Reminder" and "Notice of Intent to Record Claim of Lien" notices for board's review and approval prior to mailing to any homeowners.
b. Open Deed Restriction Violations – Carissa provided violation report and template violation letters based off of Shadow Run HOA's violation policy. Carissa to change the violation report to include more description and status of violation. Board to provide a list of priority violations.

Unfinished Business

a. Clean-It Pressure Washing – Board discussed the invoice that was paid at a lesser amount than invoiced. Vendor is requesting invoice paid in full and provided before and after pictures of his work.
   - *Discussion was tabled*

New Business
ARC – E. Nortje

a. 11913 Shadow Run – Replace storage shed – Scaglione
   - On motion duly made, seconded and adopted by unanimous vote, application was denied due to the size and material does not meet the specifications required by Shadow Run HOA's governing documents.

b. 11205 Mist Moor Ct. – Screened Enclosure –Ward
   - On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

Property Owners
Homeowners were welcomed to address the Board regarding Agenda items.

Adjournment
Meeting was adjourned at 8:45 PM.

Submitted By:

Carissa Cuccarese, CMCA
Licensed Community Association Manager

Associa Gulf Coast, Inc.
Managing Agent for,
Shadow Run HOA