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

A. I. ***CALL TO ORDER***

Regular Board Meeting: Monday, July 20, 2015 called to order at 7:10 PM by Seymie Wilkerson, President, at the Bloomingdale Library, 1906 Bloomingdale Ave., Valrico, Florida.

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

Directors Present: Dave DeVelder, David Leneberg, ET Nortje, Dave Parker, Jim Petosky, Helga Sanchez, Frank Weiri, and Seymie Wilkerson.
Directors Not Present: Robert Hagin
Management: Ron Trowbridge, Manager

III. ***APPROVAL OF MINUTES***

On **MOTION** by David DeVelder to waive reading of the minutes of the June 16, 2015, regular Board meeting and approve the minutes as presented, duly seconded by ET Nortje, **the Board unanimously approved the waiving of the reading of the minutes and approved the June 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 provided the Board a written Treasurer's report.

02. Common Grounds: Jim Petosky updated the Board on common grounds. Quotes have been obtained for repainting the wrought iron style fence at the western entrance. On **MOTION** by Jim Petosky to engage the services of Keith Flagler to repaint the fence at a cost of $ 1,100 to $ 1,200, duly seconded by ET Nortje, **the Board unanimously approved such engagement for the repainting of the fence.** Mr. Petosky will look into any repainting required at the east side. The shrubs along the fence will be pruned back for painting at no charge. Flowers were added by Shades of Green to the entrances. Mr. Petosky updated the Board regarding on-going County repairs to storm sewers.

03. Management Company Transistion: David Leneberg provided a written report and updated the Board on Management transition.

04. Website: David DeVelder provided a written report and updated the Board on the website.

05. Grants: Janet Magnuson provided a written report and updated the Board on a grant request for 2016.

06. Newsletter: Seymie Wilkerson reported that the newsletter will be distributed at the end of July or first part of August.

V. *MANAGEMENT REPORTS*

01. Collections: The Board reviewed the past due report provided by Management. On **MOTION** by David DeVelder to waive late fees for members listed at lines 39, 40, and 44 on the June Aged Receivables based upon the respective Owners appeal to the Board, duly seconded, **the Board upon a vote of five (5) (Nortje, Parker, Sanchez, Weiri, Wilkerson) FOR and three (3) (DeVelder, Leneberg, Petosky) AGAINST approved the waivers of late fees for the thee owners.**

02. Open Deed Restriction Violations: The Board reviewed the current violations list.

VI. *UNFINISHED BUSINESS*

There was no Unfinished Business.

VII. *NEW BUSINESS*

Dave Parker updated the Board on dam security and vandalism. The Board discussed no trespassing signage at the dam and representatives will meet with the Dam Corporation to resolve lines of authority.

VIII. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve by ET Nortje, duly seconded by Frank Weiri, **the Board, unanimously approved the re-shingle in same color (desert tan) of the roof at 12119 Shadow Run.**

02. On **MOTION** to approve by ET Nortje, duly seconded by David DeVelder, **the Board, unanimously approved the exterior repaint of the home at 11203 Killearn.**

03. On **MOTION** to approve by ET Nortje, duly seconded by Helga Sanchez, **the Board, upon a vote of seven (7) (DeVelder, Nortje, Parker, Petosky, Sanchez, Weiri, Wilkerson) FOR with one (1) (Leneberg) ABSTENTION, approved the exterior repaint, master bathroom expansion, porch addition, tile-style (stone coated) metal roof, paver retaining wall, and new mailbox at 11310 Donneymoor.**

04. On **MOTION** to approve by ET Nortje, duly seconded by Seymie Wilkerson, **the Board, upon a vote of seven (7) (DeVelder, Nortje, Parker, Petosky, Sanchez, Weiri, Wilkerson) FOR with one (1) (Leneberg) ABSTENTION, approved the replacement of windows and rear slider, relocation of exiting fence, and installation of a 6 ft front, 8 foot rear wood-on-wood fence at 11304 Burberry.**

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 8:43 PM.