BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
May 18, 2015

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

Regular Board Meeting: Monday, May 18, 2015 called to order at 6:45 PM by Seymie Wilkerson, President, at the Redeemer Church, 12404 Boyette Road, 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. Charles DelaRosa @ 6:48 PM

Directors Not Present: None

Management: Ron Trowbridge, Manager

III. ***APPROVAL OF MINUTES***

On **MOTION** by Helga Sanchez to waive reading of the minutes of the April 20, 2015, regular Board meeting and approve the minutes as amended to correct the names of two Directors on a particular vote, duly seconded, **the Board unanimously approved the waiving of the reading of the minutes and approved the minutes as amended.**

IV. ***COMMITTEE REPORTS***

01. **Finance:** Helga Sanchez, Treasurer, noted that the Year End financial report is pending.

V. ***MANAGEMENT REPORTS***

01. Collections: **T**he Board reviewed the past due report provided by Management. On **MOTION** by Helga Sanchez to forward an assessment collection matter to the Attorney, duly seconded, **the Board unanimously approved referring the collection matter at line 15 of the April 30, 2015 past due report to the HOA Attorney.**

02. Open Deed Restriction Violations: The Board reviewed the current violations list. On **MOTION** by Jim Petosky to mow a particular overgrown lot and invoice the owner, duly seconded**, the Board unanimously agreed to mow the lawn at 12003 Shadow Run and invoice the owner.**

VI. ***UNFINISHED BUSINESS***

01. New Management Company: On **MOTION** by David Leneberg to select Associa Gulf Coast as the new management company, 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 the selection of Associa Gulf Coast as the new management company.** A motion by Jim Petosky to not go forward with a vote until the community is informed failed to obtain a second. A motion by Charles Delarosa that the Board make another decision failed to obtain a second. A motion by Charles Delarosa that the Board not move on either management company failed to obtain a second.

VII. ***NEW BUSINESS***

There was no new business.

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

01. On **MOTION** to approve by ET Nortje, duly seconded, **the Board, upon a vote of six (6) (DeVelder, Leneberg, Hagin, Nortje, Sanchez, Wilkerson) FOR and three (3) (Delarosa by abstention, McCann, Petosky) AGAINST, approved the installation of an 8' x 10' shed within a 4' high utility yard fence of both wood and black chain link at 11402 Donneymoor.** Mr. Delarosa's abstention was counted as a No or Against vote due to no expressed conflict of interest.

02. On **MOTION** to approve by ET Nortje, duly seconded, **the Board, upon a vote of five (5) (DelaRosa, Hagin, Leneberg, Nortje, Wilkerson) FOR and four (4) (DeVelder, McCann, Petosky, Sanchez) AGAINST, approved the installation of a 30' x 30' metal building in the utility yard of 11507 Falkirk.**

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 7:30 PM.

Approved by the Board on June 16, 2015