BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
FEBRUARY 16, 2015

I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 16, 2015 called to order at 7:00 pm by James Petosky, Vice 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, Jim Petosky, and Helga Sanchez

Directors Not Present: Charles DelaRosa, ET Nortje, Seymie Wilkerson

Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Dave DeVelder to waive reading of the minutes of the January 26, 2015, regular Board meeting and approve the minutes as presented, **the Board upon a vote of five (5) (DeVelder, Hagin, Leneberg, Petosky, Sanchez) FOR and one (1) (McCann) AGAINST, approved the waiving of the reading of the January minutes and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. **Finance:** Helga Sanchez, Treasurer, informed the Board that the January financial report has not yet been received in the mail and that a Treasurer's report is not available at this time. Mrs. Sanchez expressed concern over the posting of an accrued interest charge against a homeowner. Management reports that the posting is proper. Mrs. Sanchez indicated that the disagreement will be resolved with the Accountant at the time of the year-end report in April. David Leneberg suggested the Manager provide ideas on how to simplify financial reporting. A pressure washing invoice remains open pending Board approval of the expense.

02. Common Grounds: Jim Petosky provided a report on common grounds which will be attached to these minutes. On **MOTION** by Don McCann to assign the Manager authority and responsibility to coordinate insurable repairs to the east monument wall damaged from an accident, **the Board upon a vote of five (5) (DeVelder, Hagin, Leneberg, McCann, Sanchez) FOR and one (1) (Petosky) AGAINST, approved appointment of the Manager as the responsible party with authority to affect repairs to the wall through Progressive Insurance.**

03. Newsletter: There was no report.

04. Grants: There was no report.

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 a collection matter.

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. **Budget FY 2015-2016 (May 1, 2015 thru April 30, 2016)**. The Board reviewed the Manager's proposed budget. An additional $ 300 will be added to the Holiday Decorations line item and $ 1,000 will be added to the Landscaping line item to dress up the entrances. The increases do not affect the budgeted assessment for the year of $ 200 per lot as the budget includes a small revenue surplus. On **MOTION** made by Helga Sanchez, duly seconded, to adopt the proposed budget as modified for presentation to the homeowners for approval, **the Board unanimously adopted the budget for presentation to the membership for approval at the Special Budget Meeting of the Homeowners in March.** It was noted that Mr. Hagin had departed the meeting before the vote.

02. Collections and Legal Actions Review. The Board reviewed the Attorney's February 5, 2015, written collections and legal actions update and recommendations and directed Management to forward the Board's responses on each individual case to the Attorney for action.

VIII. ***ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS***
01. On **MOTION** to approve by Don McCann, duly seconded, **the Board upon a vote of four (4) (DeVelder, McCann, Petosky, Sanchez) FOR and one (1) (Leneberg) AGAINST, approved the installation of a six foot, white vinyl fence along the property line at 11302 Sweet Bay Court.**

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

X. ADJOURNMENT
On **MOTION** to adjourn at 8:45 PM by Dave DeVelder, duly seconded, **the Board unanimously agreed to adjourn the meeting.** It was noted that Mr. Leneberg had departed the meeting prior to adjournment.

Approved by the Board on March 16, 2015