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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, March 16, 2015 called to order at 7:00 PM by Seymie Wilkerson, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

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

Directors Present: Charles DelaRosa, Dave DeVelder, Rob Hagin, David Leneberg, Don McCann, Jim Petosky, Helga Sanchez, and Seymie Wilkerson
Directors Not Present: ET Nortje
Management: Ron Trowbridge, Manager

III. *APPROVAL OF MINUTES*

On **MOTION** by Dave DeVelder to waive reading of the minutes of the February16, 2015, regular Board meeting and approve the minutes as presented, **the Board unanimously approved the waiving of the reading of the February 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 February 28, 2015, $ 53,769.11 in cash has been posted to the Operating and Money Market accounts and $ 36,436.16 to the Amenities MMK account. Also, there were $ 887.40 in pre-paid fees and $ 43,793.71 in owner receivables. Total Assets were $ 151,084.61 with $ 38,356.56 in Liabilities and $ 112,728.05 in Capital. Management overstated revenues in the December financial reports and as of this date the accounting irregularity has not been corrected. The Manager disputes such claim and reported that according to the HOA accountant, the posting is correct. Mrs. Sanchez suggested the concern be addressed during the Accountant's preparation for the year-end report scheduled for May. David Leneberg reminded the Manager of his suggestion that the Manager provide ideas on how to simplify financial reporting and noted that such report remained outstanding.

02. Common Grounds: Jim Petosky updated the Board regarding common grounds. The County's repairs to storm drainage lines proceeds slowly and additional funding is required before completion of the two-year program. Mr. Petosky will continue to monitor County storm sewer repair activity. Recently, a non-permitted vehicle was towed from the boat ramp lot and everything was professionally done. Mr. Petosky reported on recent feral hog activity which has torn up a number of lawns and informed all present that hog trappers are available. Reports have been received regarding possible teens breaking into garages.

03. Spring Community Event: Charles DelaRosa updated the Board on the upcoming Easter egg hunt and spring festivities in the adjacent County preserve. Arrangements for a photographer have been made. Jim Petosky will coordinate the mowing of the area by the County and the marking of turtle holes. The budget for the festival was discussed as well as notice posting and the volunteer schedule. Mr. DelaRosa reported that the bunny costume is clean and ready to be filled by a volunteer.

04. Search for Potential New Management Company: 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.

05. Grants: Janet Magnuson updated the Board on County Grant awards. The picnic table and two trash receptacles for the dam area are expected to be delivered this week. Volunteers are needed to help with installation. Mrs. Magnuson has paid for the items and is being reimbursed by the Association. Reimbursement to the Association by the County in the amount of $ 2,344.94 is forthcoming. Mrs. Magnuson discussed with the Board details of the upcoming community clean-up day funded by another County Grant she has obtained for Shadow Run. County approval of the clean-up date is pending.

06. Newsletter: The Board discussed ideas for newsletter submissions which are required by the March 18 deadline. Jim Petosky will provide common grounds news and notice of recent garage break-ins. A reminder to homeowners regarding the requirement for boat ramp permits will be included.

07. Welcome: Seymie reminded the Board that Carolyn Leneberg was chair of the welcome committee.

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 collection matters. On **MOTION** by Jim Petosky, duly seconded, to authorize the Association attorney to file a Substitution of Counsel regarding the HOA vs. Hall matter, **the Board unanimously approved the filing of a Substitution of Counsel.** The Manager was directed to invite the delinquent homeowner listed at number 8 on the February28, 2015, Aged Receivable Report, to the next meeting to present the owner's justification for a reduced settlement amount as offered through the HOA attorney. On **MOTION** by Don McCann, duly seconded, to authorize the Association attorney to proceed with the law suit should the homeowner at number 8 not appear as invited, the **Board unanimously approved proceeding with the law suit if the homeowner failed to appear.**

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.

03. Annual Homeowners Meeting: The Manager updated the Board on the pending mailing to homeowners of the first notice of meeting for the May 18, 2015 annual homeowners meeting.

VI. *UNFINISHED BUSINESS*

01. On **MOTION** by Jim Petosky, duly seconded, to remit $ 200 as payment in full in lieu of the higher amount invoiced by the contractor who pressure washed graffiti from the common grounds and roadways, **the Board, upon a vote of five (DeVelder, Hagin, Leneberg, Petosky, Sanchez) FOR and three (DelaRosa, McCann, Wilkerson) AGAINST, approved the payment of $ 200 to the contractor in lieu of the invoiced amount.**

02. Summer Meeting Venues. Jim Petosky updated the Board on the results of his search for summer meeting venues. Janet Magnuson will look into the availability of the YMCA facility.

VII. *NEW BUSINESS*

01. **Staggered Director Terms.** The Board discussed presenting the HOA membership a proposed amendment for staggering Director terms at elections. A **MOTION** by Seymie Wilkerson, duly seconded, **to propose an amendment which would stagger terms, five Directors for two years and four for one year, failed to pass by a vote of three (Hagin, Leneberg, Wilkerson) FOR and five (DelaRosa, DeVelder, McCann, Petosky, Sanchez) AGAINST.**

02. Social Media. Seymie Wilkerson updated the Board on the newly established HOA Facebook and Twitter accounts.

VIII. *ARCHITECTURAL APPLICATIONS AND GENERAL ARCHITECTURAL MATTERS*

01. On **MOTION** to approve by Robert Hagin, duly seconded, **the Board unanimously approved the removal of a diseased tree at 11905 Shadow Run Boulevard.**

02. On **MOTION** to approve by Don McCann, duly seconded, **the Board, upon a vote of six (DelaRosa, DeVelder, Leneberg, McCann, Petosky, Sanchez) FOR and two (Hagin, Wilkerson) AGAINST, approved the replacement of a number of sections of six-foot high, wood fence with six-foot high, white vinyl fencing at 11910 Shadow Run Boulevard.**

03. On **MOTION** to approve by Don McCann, duly seconded, **the Board unanimously approved the roof re-shingle of the outbuilding at 12104 Shadow Run Boulevard.**

IX. *HOMEOWNER COMMENTS*

Homeowners were permitted to address the Board regarding Agenda items. Due the extensive nature of particular concerns, a homeowner was requested to submit such in writing for Board review.

X. *ADJOURNMENT*

On **MOTION** to adjourn at 8:45 PM by Dave DeVelder, duly seconded, **the Board unanimously agreed to adjourn the meeting.**

Approved by the Board on April 20, 2015

March 16, 2015

Treasurer Report.

A written financial report was previously provided to board members for review. Are there any questions concerning the February 28, 2015 financial report?

At the end of February 28, 2015, $ 53,769.11 in cash had been posted to the Operating and Money Market accounts and $36,436.16 to the Amenities MMK account. Also, there were $ 887.40 in pre-paid fees and $ 43,793.71 in Owners Receivables.

Total assets were $ 151,084.61 with $38,356.56 in liabilities and $112,728.05 in capital.

Management overstated revenues in the December financial reports and as of this date this accounting irregularity has not been corrected.

Sanchez Helga
Treasurer, SRHA

COMMON GROUNDS 03-16-15

Wild Boars

A pack of wild hogs (the residents claim they counted about 50) have destroyed a number of yards on Sugarberry Drive. They are coming out of the preserve. I stopped and discussed solutions with the homeowners. The following day I supplied them with the name and number of a trapper that will attempt to trap them for free.

The address is 11920 Sugarberry (backyard) and the front yards at 119128, 11920 and the house across the street, yellow two story. And just this last weekend the hogs devastated part of a property on the corner of Shadow Run Blvd and Balmoralfief Lane.

I spoke with the County Parks and Recreation Division again last week. They have been using private trappers in the Preserve and will continue to do so until this situation is under control. They are building a new facility in the Preserve and it should be completed and occupied hopefully by May 15. Once the park personnel are back on site the trapping will be more successful.

Robbery

While we were discussing the hogs, the neighbors also informed me there was a recent break-in on Sugarberry.

Boat ramp lot

Saturday March 7, a car was towed from the lot at the boat ramp. Notification came from a resident in the east side of Shadow Run to the Towing Company. The car had been parked in the lot all day and had no permit. The car was towed to the Towing Company's holding lot on Stannum Road (off 301) and the owner claimed it almost immediately. It appears everything was handled professionally and correctly.

I am led to believe that the owner of the vehicle and trailer was a resident of Shadow Run who reportedly claimed not to know of the existence of a Boat Ramp Policy. Therefore, it might be a good idea to have an article placed in the

Shadow Runner reminding residents they need to apply for a permit for their car to utilize that area.

Storm Drains

The County is close to completing Phase One of the repair on the storm drains in Shadow Run as originally planned. I have been in contact with the County addressing some other areas in Shadow Run that are in need of immediate repairs. Two of the areas have large, dangerous open holes.

I will be meeting with County personnel at these sites this week. Due to the funding this project will to be completed over a period of a few years (only a certain amount of funds are made available each year.)

Meeting Venues

I checked with Camp Christina per Seymie's suggestion. They do have meeting rooms. It is necessary to speak to the Director. Her name is Meg. She has not called me back. Since the office is not open fulltime, it is difficult to reach the correct individual but I will continue to try.

I called Redeemer Church at 12404 Boyette Rd.since they are new since my last research on meeting venues. I went to review the modular next door that was vacated when they moved into the new church. They have a large room for meetings in the former sanctuary, so the acoustics are excellent. Cost is normally a $100 donation per use.

Seating will accommodate over 200 and there are tables for the Board. It is a pleasant room, parking is plentiful and it is located nearby. The meeting times are not a problem at this time but there are requests outstanding.

Also, I have been in touch with the Regent regarding meeting space. HCC rents the downstairs rooms for $75.00 per use. There is a 3400 sq ft multi-purpose room that is more than adequate for a large meeting. In addition, any of the classrooms could be utilized for regular board meetings. Because this is off Watson Road on the far side of Winthrop, distance to travel might be an issue when we already have an attendance problem.

SRHOA MANAGEMENT CO. SEARCH COMMITTEE

Board Report 03 16 2015

08/04/2014 SRHOA BOARD APPROVES MOTION TO CONSIDER CHANGING FROM THE CURRENT MANAGEMENT COMMITTEE.

08/09/2014 THE PRESIDENT, SEYMIE WILKERSON, APPOINTS DAVID LENEBERG TO CHAIR THE COMMITTEE.

08/18/2014 MADE OUR COMMITTEE REPORT TO THE BOARD AT THE MONTHLY MEETING. ADVISED THEM OF THE CURRENT MEMBERS (MYSELF, HELGA SANCHEZ, AND SEYMIE WILKERSON), AND TOLD THEM WE WOULD BE LOOKING FOR THEIR INPUT SHORTLY.

12/30/2014 SENT EMAIL TO SRHOA BOARD REQUESTING ANY/ALL INPUT FROM THEM FOR THIS PROJECT.

RESEARCHED NUMEROUS SOURCES FOR MANAGEMENT FIRMS THAT CLAIM TO REPRESENT HOA'S IN HILLSBOROUGH COUNTY.

02/25/2015 EMAILED OUR INITIAL LETTER TO APPROXIMATELY 17 COMPANIES WHO WERE FOUND IN THE PREVIOUSLY DESCRIBED SEARCH.

The qualifying requirements for this initial phase (1 of 3) were four fold:

1. An office in Hillsborough County

2. An email address

3. A telephone number

4. A web site

WE HAVE RECEIVED 7 ACTUAL WRITTEN PROPOSALS TO OUR INITIAL EMAIL.

WE WILL BE MEETING SHORTLY TO DETERMINE WHICH ONES WE FEEL WILL BEST MEET OUR NEEDS AS A COMMUNITY AND AS A BOARD AND THEN INTERVIEW EACH.

THEN, AS WE DID LAST TIME, WE WILL EMAIL THE FINALISTS PROPOSALS AND INFORMATION THAT WE HAVE RECEIVED AND WE WILL SET APPOINTMENTS WITH THESE FINALISTS TO ARRANGE FOR THE ENTIRE BOARD MEET AT THEIR FACILITY TO MAKE THEIR OWN INDEPENDENT DECISION. THIS TIME THE APPOINTMENTS WILL BE MADE IN LATE AFTERNOON/EARLY EVENING HOURS TO BETTER ACCOMMODATE PARTICIPATION BY THE BOARD MEMBERS.

March 16, 2015

COMMITTEE REPORTS:

Janet Magnuson

County Grants:

Picnic table and two trash receptacles are expected to be delivered this week. I will need volunteers to help with installation.

Community Clean up:

The clean up will be held on Sat, April 25, pending county approval.