Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

MONDAY ~ MAY 16, 2016 ~ 7:00 p.m.

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

MINUTES

The meeting called was called to order at 7:05pm by President Seymie Wilkerson presiding..

Calling of Roll

President – Seymie Wilkerson	**Director – Jim Petosky**
Secretary – David DeVelder	**Director – Frank Weiri – absent**
Treasurer - Helga Sanchez	**Director – Robert Hagin – absent**
Director - Etienne Nortje	**Director – David Parker**

Approval of Meeting Minutes: Minutes for 4/18/2016

President Wilkerson moved to accept the minutes from April 18, 2016 as printed. Seconded by Secretary DeVelder. Motion passed by unanimous vote of those Board Members present.

Committee Chairpersons Reports (reports enclosed)

Financial Report: Treasurer Sanchez informed the Board the Financial Report was previously provided to Board for review.

Common Grounds Report: Director Petosky informed the Board there is a grass area burned from lack of irrigation, there is no water coming from the well. The landscaping crew was onsite to handle repairs and the sprinklers have now been set to twice a week. The dead palm has been removed and the replacement will be made shortly.

Website Developer: Secretary DeVelder advised the Board that the website is active and is moving along. As of this meeting there have been no surprises.

Grants: Janet Magnuson advised that she had been able to secure a grant of $2,500.00 for the BBQ Grills, tools and she also had enough to purchase a few wastecans. On another Grant- for the 2016 Community Clean-up the County will be providing 5 roll-off containers for Shadow Run to use in the Clean Up. The Clean Up is to be held on Saturday, May 21, 2016 from 8:00 a.m. to 12:00-ish. Brandon Rental has offered the use of a Bobcat for

Shadow Run HOA to utilize during the Clean Up. However, volunteers are needed. One volunteer with a good size truck is need to go to Brandon Rental to pick up the Bobcat. Also a truck with a trailer for the electronics is needed.

Newsletter: President Wilkerson gave an update to the Management Commitment. The transition to a new management company has not occurred as this commitment is being addressed by Associa. President Wilkerson introduced the new Manager for Shadow Run HOA, Shannon Boogades, and the new Vice President, Tom Wetzler. The President of Associa has agreed to an addendum decreasing the terms of Shadow Run HOA's current contract with Associa in an effort to turn this around. However, Associa will still be held accountable to the terms of the agreement. This will be in the next newsletter.

Management Report: Shannon Boogades presented the manager's report for this month. Management advised Board that as Covenants have been a concern this was addressed first. We have created a new "status" entitled "Initial Observation Only" This status does not have a letter attached to it. The next time the inspector comes in this Initial Observation status will be changed to 1st letter violation with the 1st letter. This should eliminate homeowners receiving 2nd letters without receiving the 1st letters. Management has made notes for the additional changes in the letter that the Board has requested. This will be addressed soonest. Management also presented a draft of a "Compliance Form" that can be utilized with the violations for the homeowners to mail, email or fax in. This is another avenue to facilitate communication between the management and the homeowners. Another Draft that is included is an ARC disclaimer. Discussion was had and the Board will review and discuss any potential changes. Director Petosky asked if the Inspector has read the documents which has not been done because the Manager will provide a summary for the Inspector. Director Petosky was also asked if she had read the documents to which a "Shadow Run HOA" book was shown that outlines all of the tabbed covenants that will be addressed. There had been some confusion from the time the original spreadsheet was completed upon SRHOA signed with Associa and where we are today. Current Manager understands where this confusion occurred and will be addressing this as soon as possible. Director Petosky has asked for copies of the Carport and the Fence violation from Management.

New Business: Director Petosky brought up the signs that state "drive like your children live here" are not allowed in the community. The only signs that are allowed are the For Sale and For Rent signs. He advised the Board that they are violation their own documents if the Board allows it to continue.

ARC Applications: Director Nortje presented five (5) applications received:

a. 11307 Hoot Owl Ct – Change veneer style from previously approved. Motion by Director Nortje and seconded by Director DeVelder to approve as submitted. Motion passed by unanimous vote of those Board Members present.

b. 13009 Shadow Run Blvd – Replace roof shingles. Owens Corning – Estate Gray, Motion by Director Nortje motion and seconded by Treasurer Sanchez to approve as submitted. Motion passed by unanimous vote of the Board Members present.

c. 12502 Wexford Hills – Paint exterior of residence - OL749.5 D52 Olympic Freedom Found and OL 731.1 D14 Olympic Milk Paint. Motion by Director Nortje and seconded by Director DeVelder to approve as submitted. Motion passed by unanimous vote of the Board Members present.

d. 12102 Timberlake Rd – Replace rotten wood with white vinyl fence; no change in location. Motion made by Direcor Nortje and seconded by President Wilkerson. Director Petosky vote against. Motion carried.

e. 12207 Timberlake Rd. – Paint exterior of residence – Almond Brittle 5270-6D, Rave Raisin HDC-MD-13D, Bronzed Ivory – 50YY12/095. Motion by Director Nortje and seconded by Director DeVelder to approve as submitted. Motion passed by unanimous vote of the Board Members present.

Property Owners - Homeowner brought up speeders and Director Petosky recommended the Homeowners call the County Traffic Division at 813.247.0455 and speak to Cpl. Wynn. Homeowner also suggested speed humps as a possible solution.

Adjournment – meeting was adjourned at 7:46 p.m.

Submitted By:

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

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Secretary Date of approval