Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes
February 15, 2016

Meeting location: Bloomingdale Library
1906 Bloomingdale Avenue
Valrico, Florida 33596

Call to order: A Board of Directors Meeting of THE SHADOW RUN HOME OWNERS' ASSOCIATION, INC., was held in the Bloomindale Library, Valrico, Florida on Monday, February 15, 2016. The meeting convened at 7:09 P.M., President Seymie Wilkerson presiding, and David DeVelder, secretary.

Quorum Established __X__YES ___ NO

Notice was posted at the entry gate 48 hours before the meeting.

Board Members in attendance:
President – Seymie Wilkerson
Secretary– David DeVelder
Treasurer- Helga Sanchez
Director – David Parker
Director – James Petosky

Board Members not in attendance:
Director – Robert Hagin
Director – Etienne Nortje
Director – Franklin Weiri

Other Attendees:
Michelle Murray, Licensed Community Association Manager, representing Associa Gulf Coast.
Jose Ponton, VP Associa Gulf Coast.
6 Homeowners.

Approval of minutes:
Motion was made by David DeVelder, and seconded by Helga Sanchez to approve the minutes of the 01/11/2016 Board of Directors Meeting as amended to indicate the individual board member's vote for the architectural applications submitted. **Unanimous approval; motion carried.**
Officers' reports:
Finance/Treasurer: Helga Sanchez prepared and delivered the Treasurer Report below.

SHADOW RUN
Subdivision
Riverview, Florida

February 15, 2016

A written January financial report was previously provided to board members for review. Are there any the January financial questions concerning reports?

At the end of January 31, 2016, $78,744.43 in cash had been posted to the Operating and Money Market accounts and $36,448.10 to the Amenities MMK account. Owners Receivables were 37,440.42, Prepaid Expenses were $3104.78 and total other Current Assets were 12,021.13.

Total Liabilities and Owners Equity were $167,758.86

A $115.00 refund for unauthorized charges is pending.
Due to unauthorized owner charges, Accounts Receivables are overstated in the amount of $425.00

Helga Sanchez
Treasurer SRHA

Copies of the proposed 2016-2017 Operating Budget were distributed prior to the meeting and Ms. Sanchez presented the proposed operating budget for fiscal year May 1, 2016 to April 30, 2017. Board reviewed draft and determined there would be separate meetings and mail-outs for the budget adoption and the annual membership meeting which is to be held the 3rd Monday of May.

Helga Sanchez reported that there was a meeting held with the Associa Gulf Coast President, Michael Fleming, Jose Ponton, VP and Michelle Murray, Property Manager, last week. There was an open discussion regarding Associa and concerns about the various deficiencies in the management of the association. Associa confirmed some of the action items to include a weekly status update, detailed covenants inspection reports weekly and training for the board access portal.

Board and committee reports:

Common Grounds – James Petosky provided update related to the brick work for east wall repair which should start this week. The flagpole repair and the flags for the east/west entrance need to be started but there was concern by the board to pay vendors promptly.

Management Reports:

Associa Property Manager provided financial overview for January 2016. By request of the Board of Directors, architectural and covenant violation reports with sufficient details be provided in board packets for all board meetings. Two properties with balances of $30 and $25: 11502 Donneymoor Drive and 12510 Wexford Hills Road will receive a statement of balance to make them aware that there is an account balance.

Unfinished Business:
No report

New Business:

a) Amendment 34.1.6. The proposed amendment is in response to the changes related to Florida Statute 720.3085 which controls the ability of an association to collect past due assessments after a mortgage foreclosure sale (attached document). Motion was made by Helga Sanchez (**below**) to approve the amendment and seconded by David DeVelder with the request that the correspondence be reviewed by the board prior to mailing the notice to the membership. **Unanimous approval; motion carried.**
I hereby make a motion to amend Article 34.1.6 of the Revitalized Declaration of Protective Covenants and Restrictions of Shadow Run Unit 1 and Shadow Run Unit 2 to protect SRHOA's ability to continue to collect on amounts owed to the association and direct the association's attorney to prepare a limited proxy form to send to homeowners to vote for the proposed amendment to be adopted.

b) The association attorney is preparing the limited proxy for the amendment only. Associa will prepare the proxy for the budget mailing. This proxy will also include the vote to rollover excess funds from fiscal year ending April 30, 2016 for income tax reporting purposes.

ARC Applications

a) 12701 Lake Hills Drive – New construction on lot; application removed and/or table for another meeting as per Chairman of ARC committee who was not present but communicated by email.

There was a suggestion to move the existing date of the form (8.19.15) to the bottom portion so it did Not appear to be the submission date.

Property Owners

Homeowners present did not address the board due to the two hour limit for the meeting.

There was a request to provide agendas and a member sign-in sheet at future board meetings.

Adjournment: The meeting was adjourned at 8:53 p.m.

Submitted By:

Michelle M. Murray, CMCA®, AMS™
Licensed Community Association Manager

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

_____ _____

Secretary Date of approval