

**Shadowood HOA
Board Meeting Minutes
August 29, 2025**

Minutes for the Board Meeting for the Shadowood Homeowners Association, Homosassa, FL

I. CALL TO ORDER

The meeting was called to order by the Board President Julie Maxwell at 6:31 PM

II. ROLL CALL

- Board Members in attendance Dena McPherson, Shelly Strickland Pifferrer, Skip Vacaro, Pat Riddle, and Dana Cobb via phone conference.
- Board Members absent - none
- Residents in attendance - Elizabeth Jones

III. SECRETARY REPORT

- The minutes from the May 30th meeting were read by Pat Riddle

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- Motion by Shelly and Dena - minutes were approved as read

V. TREASURER'S REPORT

- Dana to provide financial report:
 - Operating \$.60
 - Money Market \$ 24,024.18
 - Pinnacle Operating \$ 7302..73

Total Liability	\$ 5,683.59
Equity	\$ 31,034.80
Net Loss	\$ 2,747.26

Total Assets	\$ 33,971.13
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Motion by Pat and Marc - Treasurer's report was approved by all

VI. OLD BUSINESS

Skip reported on POA meetings attended. They discussed

- The county sprayed the woods and the roads
- People not keeping up their homes - expected everyone to be done with flood repair by June, 2025
- Suggested doing their meeting on Zoom and recording it

Deed Restriction Violations follow-up discussed - changes are underlined

- Per letter to homeowners violations will be addressed by board members first. Owners will have 2 weeks to comply with addressing the complaint.
- Vanguard will then send a letter with pictures to the owner providing them notice in writing to fix the violation and that the letter outlines what the next steps will be.
- If the homeowner does not comply within the two weeks of the first letter the offending homeowner will be turned over to Vanguard's attorney for processing.
 - Processing will consist of the attorney contacting the homeowner and having the violation fixed and billed to homeowner.
 - Or if not possible processing a fine for the homeowner.

VII. NEW BUSINESS

- **Filing Cabinet Requested in Board Room**
 - RVCC contacted Pat Riddle about getting the Shadowood files in order and a new filing cabinet is needed to put the files back in order. The meeting room is being worked on and almost completed.
 - Shelly offered to research the filing cabinet to be ordered.
- **Discussion of work trailers and how long they can stay at each home.**
 - Discuss with each homeowner to find out their plans and we can discuss on a "case by case" basis
- **Notification of board meetings discussed**
 - Need 2 places - FI law requires HOAs to provide notice for regular board meetings posted 48 hours in advance and Annual or special meetings 14 days in advance.
 - We discussed that we will post in 2 places, our website and RVCC front sign board.
- **Community Members:**
 - Elizabeth Jones opened discussion regarding Riverhaven homes wanting to comply with the new flood codes and raising their homes. She asked what regulations the board has regarding this.
 - Julie Maxwell replied that the county codes would determine the rules and regulations regarding raising homes in Shadowood and we would only have input over the items in our bylaws.

VIII. Good and Welfare

None

IX. Next Meeting Date

- The next board meeting will be October 17, 2025 at 6:30 in the Board Room.

X. Adjournment

- The board meeting was adjourned at 7:17 PM

Minutes respectfully submitted by Pat Riddle, Secretary