

**Shadowood HOA
Board Meeting
Minutes for April 4, 2025**

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

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- I. **CALL TO ORDER**
 - The meeting was called to order by President, Julie Maxwell at 6:38 PM

- II. **ROLL CALL**
 - Member roll call: Board Members in attendance Skip Vacaro, Marc Grantham Dana Cobb, Dena Mcpherson, Shelly Strickland Pfiferrer and Pat Riddle
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 - Residents in attendance: Jeff Powell and Piff Pfiferrer

- III. **SECRETARY REPORT**
 - Minutes from the Annual board meeting of Feb 8, 2025
 - There were no additions/corrections

- IV. **APPROVAL OF MINUTES FROM PREVIOUS MEETING**
 - Minutes were approved as read
 - Motion: Dana, Dena

- V. **TREASURER'S REPORT**
 - Dana provided financial report March 2025
 - Operating \$ 5,177.16
 - Money Market \$ 23,977.46
 - Pinnacle Operating \$ 2,851.98

 - Total Liability \$ \$9,489.11
 - Equity \$ 31,034.80
 - Net Loss \$ (4,488.35)

 - Total Assets \$ \$32,006.60

APPROVAL OF TREASURER'S REPORT

- Treasurer's report was approved as read
- Motion: Pat, Marc

VI. OLD BUSINESS

The clean up in the Riverhaven median by the County vs Outside BIDs vs Owner clean up was discussed. It was discussed that the area needs to be first raked with about 2 inches of soil removed to capture the glass and nails, then dirt needs to be brought in to refill the area and either sod to be planted or the area will need to be seeded.

- Julie stated she has spoken to the county and there is a possibility that the county will come and do the cleanup of the median.
- Jeff reported on outside bids to come and perform the cleanup with the final cost to the board being \$22,000.00.
 - It was discussed that our board does not have the budget to pay to have this done.
 - It was discussed that we could do an assessment to each homeowner to pay for the clean up.
 - It was discussed that this area is not owned by Shadowood and assessing all homeowners in Shadowood for this property may not be the best solution.
- It was discussed that it can't be left up to the homeowners as many are still not living here and many will not do clean up of the median. We can't force the clean up of the median by the homeowners.
- The discussion was left that Julie would follow up with the county and we would do a phone meeting in 2 weeks (April 16, 2025) to follow up with next steps.
- The clean up of the property across from the houses on Clubview was discussed.
 - This area is owned by RVCC and the next contact will be to the president of the RVCC, Tony Dimino, to see how they would like to proceed with the cleanup as this property is not owned by either the POA, Shadowood or the county.

VII. NEW BUSINESS

- None

VIII. Good and Welfare

- None

IX. Next Meeting Date

- The next board meeting will be May 30, 2025 at 6:30

X. Adjournment - The board meeting was adjourned at 8 PM

