

**Shadowood HOA
Board Meeting
May 30, 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 and 6:40 PM

II. ROLL CALL

- Board Members in attendance Shelly Strickland Pfifferer, Skip Vacaro, Dana Cobb, Dena Mcpherson, Pat Riddle

- Board Members absent - Marc Grantham

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 \$ 5,177.16
 - Money Market \$ 23,979.43
 - Pinnacle Operating \$ 2,973.24

Total Liability	\$ 8,368.48
Equity	\$ 31,034.80
Net Loss	\$ 3,718.09

Total Assets \$ 35,685.19

Motion by Pat and Dana- Treasurer's report was approved by all

VI. OLD BUSINESS

1. Discussed the follow up of clean up the center median -
 - a. It was determined that each homeowner is to take care of the median in front of their house as has always been done in the past.
2. Discussion of Clubview area - President of RVCC stated they are dealing with current electricity repairs and will deal with the street area later.

3. Meetings with the POA.
 - a. Skip reported he was not able to attend meetings but will make an effort to get there.
 - b. The meetings are held on the 3rd Wednesday of every month in the RVCC club house

VII. NEW BUSINESS

- **Deed Restriction Violations -**
 - **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. If the homeowner does not comply within 30 days the offending homeowner will be turned over to Vanguard's attorney for processing.**

VIII. Good and Welfare

None

IX. Next Meeting Date

- The next board meeting will be August 8, 2025 at 6:30 in the Board Room

X. Adjournment

- The board meeting was adjourned at 7:2305 PM

Minutes respectfully submitted by Pat Riddle, Secretary