

Shadowood HOA Board Meeting 03/01/2024

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

I. CALL TO ORDER

Julie Maxwell called the meeting to order at 6:04 PM

II. ROLL CALL

- Julie Maxwell, Marc Grantham, Dana Cobb, Dena Mcpherson, Pat Riddle, Shelly Strickland, Skip Vaccaro

III. SECRETARY REPORT

Minutes were provided by Dana Cobb for review from the last board meeting and the Annual Community Board meeting (January 6, 2024)

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion: Pat & Shelly The minutes were approved by all as written

V. TREASURER'S REPORT

Dana Cobb provided financial report

Operating: \$ 10,614.12

Money Market: \$ 30,513.52

Total Liability: \$ 11,218.33

Equity: \$ 34,543.05

Net Loss \$ 618.44

○ Total Assets \$ 45,142.94

VI.. OLD BUSINESS

None

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VII. NEW BUSINESS

- Marc reported on the new Shadowood Website <https://shadowoodhoa.net>
 - He reported that only 9 people have signed up to view the new website
 - He reported that the website has all reference information for residents including:
 - Forms, Financials, Full document library, Deed restrictions, Color Book, ARC forms, board member contact information, link with Vanguard etc
 - Shelly offered to make a reminder notice about the Shadowood Website for all Shadowood residents. Julie stated to also include in the reminder that the annual Shadowood dues of \$130.00 per year were due as of January, 2024.
 - Motion: Marc and Skip motion approved by all
- Julie reviewed the structure of the various Riverhaven HOAs and stated the need for a representative from Shadowood to interface with the POA.
 - Skip offered to attend some of the POA meetings and be a representative but was unsure of who to contact.
 - Julie stated she would get some information about the POA and meetings and report back to the board.
- Shelly asked about the process for violations of the Shadowood deed restrictions.
 - Julie provided a history of how in the past Vanguard provided drive throughs periodically to find violations, but when the board cut back Vanguard's role this was one of the services they no longer provide.
 - Julie stated that at this time there have been very few concerns or complaints and she is able to address them at this time.
 - If this changes the board with work on a reporting process.

IX. NEXT MEETING DATE

The next meeting will be May 3, 2024 at 6:30 PM

The The board meeting was adjourned at 7:09 PM