

**Shadowood HOA
Board Meeting
July 12, 2024**

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

I. CALL TO ORDER

Meeting was called to order by Board President Julie Maxwell at 6:30 PM

II. ROLL CALL

- Board Members in attendance were Skip Vaccaro, Marc Grantham, Dana Cobb, Dena Mcpherson, Pat Riddle
- Members absent - Shelly Strickland
- In attendance were Kim and Ken Rogers, Steve and Minnie Tuberville, Elizabeth Moore, Clark Adams

III. SECRETARY REPORT

- The minutes from the May 3, 2024 meeting were read by Pat Riddle.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- Motion by Dana and Dena - minutes approved by all in attendance as read

V. TREASURER'S REPORT

- Dana provided financial report:
 - Operating \$10,512.03
 - Money Market \$29,848.53

Total Liability	\$	7,491.65
Equity	\$	34,543.05
Net Gain	\$	803.35

Total Assets \$ 42,838.05

Motion: Pat and Dena and financial report was approved by all in attendance

VI. OLD BUSINESS

- Shadowood Website Update:
 - Marc reported an increase in people coming to the website
 - Marc will add the updated amendments from December 2023 to the website. It was reported by Julie that there is no "clean" version" Dena will send the Amendments to Marc to upload.
 - It was suggested by Kim Rogers that we see how much it would be to have a clean version of our Declaration of Covenants. Julie to get an estimate from Vanguard and the board will ask homeowners and vote on

it at our annual meeting.

- Update on front Kiosk
 - Pat reported the front kiosk is updated to include the current board members and their contact information, the date and time of the next board meeting and the last approved minutes from the board meeting. It also has the color chart of approved colors for paint.
- Skip reported on attending meetings with the POA. He reported he has not been able to find the dates of meetings. Julie to reach out to POA and have Skip's name and number added to the contact list for meetings.
- Dana reported that she created a Google Doc spreadsheet to send and share with Board Members so we can all access reported violations and how they have been addressed. She will also create a Google Account for Shadowood Board Members to share this and other information such as homeowner membership list, ARC review documents and other information as needed.

VII. NEW BUSINESS

- ARC review process was discussed
 - Discussion was held regarding neighbors signatures on the ARC form
 - Board voted to remove neighbors' signatures if possible as all approvals and denials are based solely on compliance with the Shadowood declaration of covenants to be compliant with FL statute 720.3035.
 - Discussed FL statute 720.3035 stating that all HOA parcel owners are entitled to all rights and privileges set forth in the declaration of covenants and governing documents.

****** Amended minutes - After speaking with our attorney the signatures of the neighboring owners will remain on ARC review form to be compliant with Article VII section 22 of our Declaration of the Covenants. He additionally stated that Florida Statute 720.3035, governing approval of HOA resident changes in Florida, would also apply to a neighboring owner and that they would similarly be limited in the ability to withhold a consent or run the risk of a neighbor bringing an enforcement claim against them.**

- Discussion regarding an update to ARC form. Pat to work on a new form for approval of the Board.
- Proposed letter was reviewed that will be sent to all HOA residents by Vanguard. Changes discussed will be edited then Pat will send the letter to Julie to forward to Vanguard to send out to all Shadowood Homeowners.
- Discussion of how to keep member list updated - spreadsheet
 - Dena to create Shadowood Board Google Account to share with Board

members so we can update names and addresses and update as needed.

- Reports of under-age golf cart drivers and new golf cart laws were discussed. New Florida law was discussed as being a minimum age of 15 with a valid learner's permit or 16 years of age minimum with a valid driver's license. Ken Rogers suggested that residents observing violations should remind parents and if it continues to call the Sheriff's department to report. It was suggested that we could add a reminder of new golf cart laws to our website.
- Reports of incidents over the 4th of July weekend were discussed regarding late light noise and visitor/weekend residents parking violations. It was determined that if infringement was a violation of our deed restrictions to report the incident to the board and all other violations should be reported to the Sheriff's department.

VIII. Good and Welfare

- Julie mentioned that the check for our donation for the Veterans Park was sent to the wrong place and she will work with Vanguard to ensure it is corrected.

IX. Next Meeting Date

- The next board meeting will be **September 6, 2024** at 6:30 PM in the boardroom..

X. Adjournment

- The board meeting was adjourned at 8:00 PM