

**Shadowood HOA
Board Meeting
May 3, 2024**

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

I. CALL TO ORDER

- Julie Maxwell called the meeting to order at 6:35

II. ROLL CALL

- Member roll call:
Julie Maxwell, Skip Vaccaro, Marc Grantham, Dana Cobb, Dena Mcpherson,
Shelly Strickland, Pat Riddle, Laura Sundquist, Ken Rogers

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III. SECRETARY REPORT

- Minutes were read from the board meeting of March 1, 2024 by Pat Riddle

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- Motion: Dana and Marc - Minutes approved by all as read

V. TREASURER'S REPORT

- Dana provided financial report:
 - Operating \$10,692.80
 - Money Market \$30,546.13

Total Liability	\$ 9,454.99
Equity	\$ 34,543.05
Net Loss	\$ 194.85

Total Assets	\$ 44,222.89
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- Motion: Pat and Shelly - The financial report was approved as read

VI. OLD BUSINESS

- Shadowood Website Update:
 - Marc informed the group that 10 people have now subscribed. It was discussed that the website could be used by people that are just not subscribing.
 - Marc is going to update the website to include the Dec 2023 Amendment changes after Julie gets the file from Vanguard.

- Marc stated his invoice for the website is unpaid from Vanguard - Julie to resubmit.
- Discussion of how to inform members of meetings/agenda etc and get more participation on the website.
 - Letter to be sent to all HOA members by Vanguard - Pat will draft a letter to be approved by board members for additions/approval.
 - Motion Marc and Dena and approved by all
- Are we going to maintain the front entrance Kiosk?
 - Pat has key and will update Kiosk to include new website
- Update on Shadowwood HOA representative (Skip) to interface with POA meetings.
 - Skip has a name and will call. He and Julie will continue to work on this.

VII. NEW BUSINESS

- How to keep member list updated
 - Dana has a spreadsheet that is updated as of December 2023. .She will send the spreadsheet electronically to Pat for membership list. It was discussed that Vanguard's list is not as current as what we have.
- Process for deed restriction violations. Discussion by all on how to deal with violations now that Vanguard is not handling the process.
 - Dana to create a Google Doc spreadsheet and send it to board members to access so that all we know what violations have occurred and how they have been addressed.
 - New process is:
 - #1 When a violation occurs or is reported to a board member the board member will register the violation on the Google Doc Spreadsheet. They will then do a friendly reminder to contact the homeowner of the violation and give them 2 weeks to correct it. Reminding them that it will then need to be turned over to Vanguard for followup. If a scenario exists that the homeowner needs more time that will also be noted on the spreadsheet.
 - # 2 If the violation is not corrected in the allotted time. Julie will turn the name over to Vanguard to mail a letter and provide written notice to the homeowner that they have 30 days to comply or the attorney will be notified.
 - #3 After 30 days, Vanguard will give the name to the attorney

for processing the violation as they did in the past.

- Motion - Shelly and Dana - New violation process was approved by all

• Filing System for Shadowood HOA 2024 was reviewed by Julie, Dana and Pat. All new ARC forms, rental forms and other documents will be filed in the cabinet in the 2024 location.

VIII. Good and Welfare

- \$200 was approved to give to the POA to maintain military flags
- Motion Marc and Skip and motion was approved by all

IX. Next Meeting Date

- The next board meeting will be July 12, 2024 at 6:30 PM

X. Adjournment

- The board meeting was adjourned at 8:15 PM