

**Shadowood HOA  
Annual Meeting  
Minutes Feb 8, 2025**

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

**I. CALL TO ORDER**

**The meeting was called to order by the Board President Julie Maxwell and 11:05 AM**

**II. ROLL CALL**

- Board Members in attendance Skip Vacaro, Marc Grantham Dana Cobb, Dena Mcpherson, Pat Riddle
  
- Board Members absent - none
  
- Other members In attendance - Peggy Zimmer, Jeff and Jullian Powell, Tony Corzuh, Tina Johnson, Clark and Kathy Adams and Kathy Clark attended from POA

**VERIFICATION OF QUORUM (Quorum 25%) - Quorum was not reached.**

**III. INTRODUCTION OF BOARD**

**President**

Julie Maxwell  
themaxwellhouse7@yahoo.com  
Ph : 863-698-0787

**Vice President**

Skip Vaccaro  
SkipVaccaro7920@gmail.com  
813-917-0654

**Treasurer**

Dana Marie Cobb  
Sski58@hotmail.com  
Ph : 863-443-1157

**Secretary**

Pat Riddle  
priddler1@gmail.com  
Ph : 863-602-1015

**ARC Review**

Marc Grantham  
tmarcgrantham@gmail.com  
Ph : 863-660-8256

**Member at Large**

Dena McPherson  
Lastmango8@yahoo.com  
863-698-0119

**Member at Large**

Shelly Strickland Pfiferrer  
Mlynnstrickland@gmail.com  
843-251-5188

**IV. REVIEW OF PRIOR YEAR MINUTES**

- Minutes were read by Pat Riddle
- Motion by Dana and Marc - minutes were approved as read

**V. FINANCIAL REVIEW OF ANNUAL BUDGET -**

Dana provide financial report:

- Operating       \$ 6,049.42
- Money Market   \$ 23,958.84

Other Assets - prepaid insurance       \$   182.58

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Total Liability	\$ 1,363.00
Equity	\$ 34,543.05
Net Loss	\$ (3,508.25)

Total Assets   \$ 32,397.80

The Annual Dues remain the same as last year at \$130.00 per year.

- Motion by Dana and Pat - Budget were approved as read

## VI. GENERAL DISCUSSION FROM THE FLOOR

- Concern from the floor was the area of the median on Riverhaven Drive and the area across the street on Clubview where the trash from Hurricane Helene was deposited. Concern was expressed due to the glass and nails still there for safety and the need to return the area back to its original status.
  - Jeff Powell stated he would get estimates for a company to come in and scrape the area removing the top couple of inches and then adding soil and we can plant grass seed.
  - It was also discussed that we could call the county to see if they would do anything to remove any remaining debris.
  - It was also suggested that the Shadowood Homeowners could get together for a work day to clean up the area in front of their houses. It was discussed that many people are still not in their homes and it may be some time before this could happen.
  - Discussion will continue at the next board meeting when we have quotes and an answer from the county.
- The fenced area behind the clubhouse (Children's play area and dog park) was also discussed as to clean up after Hurricane Helene. Nothing was decided. Discussion to be continued.
- ANY MEMBER OPEN TO BECOMING A BOARD MEMBER
  - There was an open discussion to see if there was anyone else interested in becoming a Shadowood Board member. No one offered at this time.

### Next Meeting Date

- The next board meeting will be April 4th, 2025 at 6:30 at the RVCC Clubhouse

## VII. ADJOURNMENT

- The board meeting was adjourned at 11:50 AM

