

**BOARD OF DIRECTORS MEETING**  
**SHADOW RUN HOMEOWNERS ASSOCIATION, INC.**  
**October 20, 2008**

**I. CALL TO ORDER**

Board Meeting: Monday, October 20, 2008 called to order at 7:00 pm by Helga Sanchez, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

**II. ROLL CALL - Quorum Present**

Members Present: Richard Gibson, Celina Jozsi, Dave Leneberg, Janet Magnuson, James Petosky, Helga Sanchez and Shirley St. Pearre.

Members Not Present: Rose Lynne Greene

**III. PREVIOUS MINUTES**

There being a rewrite necessary to include corrections, the Board tabled approval of the September 15, 2008 minutes until the next meeting. Secretary Jim Petosky will prepare minutes for the June 4, 2008 Board meeting.

A **MOTION** by Dave Leneberg, seconded by Jim Petosky, that effective immediately the Board of Directors begin following Roberts Rules of Order per the Shadow Run Homeowners Association By-Laws, carried by a vote of five (5) FOR with abstentions by Celina Jozsi and Helga Sanchez. Dave Leneberg read an excerpt of Roberts Rules of Order and the excerpt will be attached to the minutes.

**IV. WELCOME COMMITTEE REPORT**

Sharon McCann reported there were no calls on new residents made since the last meeting. Copies of Governing Documents were distributed to two families.

**V. TREASURER'S REPORT**

Celina Jozsi gave the Treasurer's report. Ms. Jozsi raised concern about internal controls because the income statement did not match the ledger. Ms. Jozsi questioned management regarding the accuracy of electricity, legal charges and payables in the financial statements. Explanation was requested on a prepaid legal charge. Ms. Jozsi objected to payment for contact services to the lawn service contractor which were not received. Richard Gibson stated that the contractor was fulfilling his service.

On **MOTION** by Dave Leneberg, seconded by Richard Gibson, and upon a vote of five (5) FOR and two (2) AGAINST (Jozsi/Sanchez) the Board approved payment to the contractor. The Board will meet with the contractor regarding more detail which may be necessary in the contract specifications for dam maintenance.

## **VI. MANAGER'S REPORT AND UPDATE**

- A. The Manager provided an update on collections.
- B. The Manager reported on open Deed Restriction violation.

## **VII. ARCHITECTURAL APPLICATIONS**

The Board approved the following Architectural applications

- |                   |   |
|-------------------|---|
| 1. 11210 Killearn | Home addition/three car garage/wooden fence |
| 2. 11201 Tralee   | Replace roof shingles                       |
| 3. 11311 Tralee   | Repaint home                                |

## **VIII. COMMON GROUNDS**

Richard Gibson reported that two light fixtures were repaired and that, although not included in their contract, Shades of Green trimmed palms and oaks along the McMullen Road entrance. Mr. Gibson reported that either Cypress or Pine mulch could be used; however, his recommendation to utilize Cypress received no objection from the Board.

## **IX. COMMUNITY NEWSLETTER REPORT**

Janet Magnusson updated the Board of Directors on the newsletter. The final printings should be available by Halloween. The Manager was requested to provide 2 sets of mailing labels. Adds for the newsletter have been solicited. Also, the Board of Directors was reminded that homeowner's ads were free.

## **X. UNFINISHED BUSINESS**

- A. Mr Lenerberg responded that there was nothing new to report regarding his election dispute.
- B. The Board addressed the latest finding of Hillsborough County regarding Helga Sanchez's complaint against the Association for alleged failure to clear nuisance vegetation from the Homeowners Association lot adjacent to Ms. Sanchez. The Homeowners Association was informed that the County will not require clearing on the lot as long as the Homeowners Association maintains a buffer of grass, not to exceed 10" tall along the east boundary of the lot. The County indicated that this arrangement was agreeable to Ms. Sanchez. Richard Gibson suggested that a work party of neighborhood volunteers complete an initial clean-up and that the lawn service contractor be called on for subsequent maintenance as necessary for a cost of \$25.00/service. Attached to these minutes is a copy of the Notice of Violation from the County .

On **MOTION** by Dave Lenerberg, seconded by Shirley St. Pearre, and upon a vote of four (4) FOR and three (3) AGAINST (Petosky, Sanchez, and Jozsi) the Board of Directors approved a work party followed by service as necessary by the lawn service contractor at \$25/service.

- C. Ms. Sanchez presented to the Board three proposals from contractors for a one time cleaning of floating weed islands from Lake Grady. The lowest quote was \$1600.

A **MOTION** by Helga Sanchez, seconded by Celina Jozsi to accept the contract was defeated by a vote of two (2) FOR and five (5) AGAINST (Leneberg, Magnuson, Petosky, Gibson, and St. Pearre). During discussion it was noted that additional information may be required and perhaps a committee should be formed to obtain additional input.

D. Dave Leneberg volunteered to follow-up with the web site contractor regarding spam problems.

## **XI. NEW BUSINESS**

A. Janet Magnusson updated the Board of Directors on upcoming Halloween activities.

B. Discussions on community grants were tabled.

C. Mr. Lenebergs's agenda item was tabled. Mr. Leneberg requested that his item be move up in next meeting's agenda.

## **XII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:12 PM.

**Approved by Board 01/12/09**