

MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.

December 8, 2008

I. *CALL TO ORDER*

Regular Board Meeting: Monday, December 8, 2008 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, FL.

II. *ROLL CALL - Quorum Present*

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

Members Not Present: None

III. *PREVIOUS MINUTES*

On **MOTION** by Richard Gibson, duly seconded, the Board unanimously approved the minutes of the September 15, 2008 Board Meeting as amended.

On **MOTION** by David Leneberg, duly seconded, the Board unanimously approved the minutes of the October 20, 2008 Board Meeting as amended

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of six (6) FOR and two (2) (Jozsi, Sanchez) AGAINST, the Board approved the minutes of the **November 24, 2008 Special Board Meeting**.

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of six (6) FOR, one (1) (Sanchez) AGAINST, and with one (1) (Jozsi) ABSTENTION, the Board approved the minutes of the **November 24, 2008 Regular Board Meeting**.

IV. *REPORTS OF COMMITTEES*

- A. Common Areas: Richard Gibson reported on common area matters. Don McCann was thanked for his help in placing holiday decorations.
- B. Newsletter: Janet Magnuson reported on newsletter matters. The next publication date is expected to be on or about December 12, 2008.
- C. Social Events: Janet Magnuson reported on upcoming social events. Al Rousseau will play Santa and a children's activity evening will be held at his home on December 20, 2008. Ms. Magnuson reported that there are three major social events for the year; Christmas, Easter, Halloween.
- D. Website: Dave Leneberg reported on website matters. He is still awaiting pricing for spam control.

V. *REPORT OF SHADOW RUN DAM CORPORATION*

Scott Cutler provided a courtesy report on the Shadow Run Corporation matters. There has been recent vandalism to fencing. Mr. Cutler presented a number of options for repair and requested a preference opinion from the HOA. Richard Gibson agreed to meet with the Dam Corporation to obtain pricing for the various repair options and will report back to the HOA Board.

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VI. *MANAGER'S REPORT AND UPDATE*

The Manager provided an update on collections and reported on open Deed Restriction violations. Current ongoing legal matters were updated. The Board informed Management of observed violations.

VII. *ARCHITECTURAL APPLICATIONS*

- A. The Board approved the following Architectural applications:
 - 11209 Leprechaun Erect Utility Yard
 - 11302 Sweet Bay Repaint Exterior
- B. The Board disapproved the following Architectural applications:
 - 11201 Tralee Remodel of Front Entrance
- C. The Board unanimously declined the request of 11302 to maintain a contractor sign in the yard.

VIII. *UNFINISHED BUSINESS*

- A. Janet Magnuson updated the Board on available Community Grants and provided a written report as attachment to these minutes.
- B. As written back up to her November 24, 2008, oral resignation as Treasurer, Ms. Jozsi provided the Board a letter of resignation which the Board agreed to attach to the November 24, 2008 minutes.

IX. *NEW BUSINESS*

- A. A **MOTION** by Celina Jozsi, duly seconded, that each Board member be provided a copy of legal billings as received passed unanimously by the Board.
- B. A **MOTION** by Celina Jozsi, duly seconded, that the financial report be added to the agenda passed unanimously by the Board.
- C. A **MOTION** by Celina Jozsi, duly seconded, to table the financial report for the period ending October 31, 2008, until the next meeting was passed unanimously.
- D. A **MOTION** by Celina Jozsi, duly seconded, to meet with the Association Attorney to obtain an opinion as to whether the Board is following Florida State Statutes regarding the calling of Special Board Meetings and how to proceed with an ongoing dispute failed to pass by a vote of two (2) (Jozsi. Sanchez) FOR and six (6) (Gibson, Greene, Leneberg, Magnuson, Petosky, St. Pearre) AGAINST.
- E. The Board agreed that the President is the chief communicator to the Association Attorney, that communication to the Attorney is to be approved by the Board, and that in the event of an emergency, the Manager will poll the Board by email to determine if the Attorney is to be contacted.
- F. Helga Sanchez informed the Board that she will be filing a complaint with the Department of Business Regulations regarding the November 24, 2008, Special Board Meeting.

X. *ADJOURNMENT*

There being no further business, the meeting was adjourned at 9:10 PM.

Approved by Board January 12, 2009