

BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
August 18, 2008

I. CALL TO ORDER

Board Meeting: Monday, August 18, 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, Rose Lynn Greene, Celina Jozsi, Dave Leneberg, Janet Magnuson, James Petosky, and Helga Sanchez.

Members Not Present: Linda Lack and Judi Peterson. It was noted that Ms. Lack has resigned.

III. PREVIOUS MINUTES

Upon motion by Richard Gibson, duly seconded and upon a vote of (6) six FOR, and (1) AGAINST (Leneberg) , the Board waived the reading of the July 21, 2008 meeting minutes and approved the minutes as presented.

IV. WELCOME COMMITTEE REPORT

Sharon McCann reported there were three new families welcomed since the last meeting. An additional three new families will be visited shortly.

V. TREASURER'S REPORT

Celina Jozsi gave the Treasurer's report. In reviewing the financial reports of Management it was noted that voided checks 1688 and 1689 should be listed on the check register and a journal entry made referencing the reason for voiding the checks. Also, Ms. Jozsi reminded management to enter notes regarding any deviation from norm onto the general journal. Ms. Jozsi also reminded the Manager and secretary to provide the finance committee the original copies of the monthly bank statements. The Finance committee reported that the state required statement of cash receipts and disbursements was distributed to the membership and that the county property tax refund had been received for the association lot 11333 Tralee. The Treasurer informed the Board that sufficient funds were available at the post office for upcoming newsletter postage. In regards to posting of legal fees incurred in the election dispute matter, the committee, with the Board concurrence, directed that a disclosure regarding the facts be made in the journal to indicate that the approximate \$2310 expense to corporate legal were unanticipated legal expenses due to the election dispute. The Manager was reminded to follow-up with the accountant for the tax return/compilation.

VI. MANAGER'S REPORT AND UPDATE

A. The Manager provided an update on collections.

B. The Manager reported on open Deed Restriction violation. County code enforcement be informed of lots with high grass and weeds.

VII. ARCHITECTURAL APPLICATIONS

A. The Board approved the following Architectural applications

1. 12046 Wexford Home addition
2. 12110 Shadow Run 6' chain link fence
3. 12110 Shadow Run Erect two sheds
4. 12204 Mist Moor Extend existing fence
5. 12608 Lake Hills Install paver driveway
6. 11406 Donneymoor Extend existing fence (Ms. Greene abstained)

B. The Board disapproved the following

1. 11210 Killearn Home addition
2. 12608 Lake Hills Install fences Lots 26, 25, & 24

VIII. COMMON AREA REPORT

Richard Gibson and Helga Sanchez reported on common area maintenance. Mr. Gibson repaired an electrical receptacle. Another remains in need of repair.

IX. COMMUNITY NEWSLETTER REPORT

Janet Magnusson reported that the newsletter draft has been sent to the publisher. Ms. Magnusson will distribute the draft for the Board of Directors review. It was noted that Mr. Petosky has labels. The final print should be around Labor Day.

X. UNFINISHED BUSINESS

A. Helga Sanchez asked if Mr. Leneberg had withdrawn his election dispute. Mr. Leneberg responded that there was nothing new to report regarding his dispute.

B. The board discussed Ms. Sanchez's question as to why the lawn service contractor is not mowing a strip of land on the Association lot bordering the Sanchez resident. Ms. Sanchez claimed that the service was part of the agreement from several years ago to settle her concerns over fire hazards on the lot. It was pointed out that a number of years ago the Association was forced to pay \$4 - 5,000 to clear the lot in response to a county code violation sent in by Ms. Sanchez. Richard Gibson informed the Board that he did not include the mowing of the lot portion in the new lawn service contract. Ms. Sanchez stated she will resolve this matter outside the Board. On motion by Dave Leneberg, duly seconded, the Board of Directors on a vote of (5) five FOR, (1) one AGAINST (Jozsi) and (1) one ABSTENTION (Sanchez) approved the continuation of the new lawn service as contracted.

XI. NEW BUSINESS

The Board unanimously agreed not to waive late fees as requested by an owner.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:17 PM.