

**BOARD OF DIRECTORS MEETING**  
**SHADOW RUN HOMEOWNERS ASSOCIATION, INC.**  
**November 24, 2008**

***I. CALL TO ORDER***

Regular Board Meeting: Monday, November 24, 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***

Pending locating meeting notes, Secretary Jim Petosky will prepare minutes for the June 4, 2008 Board meeting for future review and approval. .

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

The Board **TABLED** until the next meeting, approval of the October 20, 2008 Board meeting minutes pending rewrite by Manager to incorporate amendments, additions, and deletions.

***IV. WELCOME COMMITTEE REPORT***

Sharon McCann reported there were no new residents to welcome since the last meeting. Ms. McCann submitted her resignation as Committee Chairperson.

***V. TREASURER'S REPORT***

Celina Jozsi gave the Treasurer's report and provided Management a list of questions and concerns regarding the financial reports. Ms. Jozsi submitted her resignation as Treasurer.

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

The Manager provided an update on collections and reported on open Deed Restriction violations.

***VII. COMMON GROUNDS MAINTENANCE***

Richard Gibson provided a report on Common Grounds Maintenance.

## **VIII. COMMUNITY NEWSLETTER REPORT**

Janet Magnusson updated the Board of Directors on the newsletter.

## **IX. ARCHITECTURAL APPLICATIONS**

The Board approved the following Architectural applications:

12202 Shadow Run                      Install pavers

## **X. UNFINISHED BUSINESS**

Mr Leneberg updated the Board on a search for a contractor willing to assist in Website spam problems. A contractor has provided three solutions, but has provided pricing for only two of the three. Mr. Leneberg is awaiting pricing on the third solution.

## **XI. NEW BUSINESS**

A. Discussion regarding the County Community Grants program was **TABLED**.

B. A **MOTION** by David Leneberg, duly seconded, that the Board consider selling and/or disposing of the property owned by Shadow Run HOA with the address of 11333 Tralee Drive, Shadow Run Subdivision, Riverview, Florida 33569, was unanimously passed by the Board.

C. A **MOTION** by David Leneberg, duly seconded, that the Board consider selling and/or disposing of the property owned by Shadow Run HOA with the address of 12915 Shadow Run Blvd, Shadow Run Subdivision, Riverview, Florida 33569, was passed by the Board by a vote of six (6) FOR and two (2) (Jozsi, Sanchez) AGAINST.

D. A **MOTION** by David Leneberg, duly seconded, that the Board contact Realtors in the area to solicit bids for the selling of the lots owned by Shadow Run HOA, was passed by the Board by a vote of seven (7) FOR and one (1) (Jozsi) AGAINST.

E. A **MOTION** by Helga Sanchez, duly seconded, that the Board approve the proposed payment plan as amended for a delinquent member, was passed by the Board by a vote of five (5) FOR and three (3) (Leneberg, Petosky, St. Pearre) AGAINST.

F. A **MOTION** by Helga Sanchez, duly seconded, that the Board provide Ms. Sanchez membership mailing labels failed to pass by a vote of (3) FOR and five (5) (Gibson, Greene, Leneberg, Petosky, St. Pearre) AGAINST

## **XII. ADJOURNMENT**

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

**Approved by Board 12/08/08**