

**BOARD OF DIRECTORS MEETING**  
**SHADOW RUN HOMEOWNERS ASSOCIATION, INC.**  
**APRIL 21, 2008**

**I. CALL TO ORDER**

Board Meeting: Monday, April 21, 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, Jim Kirst, Janet Magnuson, Don McCann, Judi Peterson, James Petosky and Helga Sanchez. Linda Lack arrived at 7:12 PM

Members Not Present: Celina Jozsi and Judi Peterson

**III. PREVIOUS MINUTES**

Upon unanimous agreement, the Board waived the reading of the March 17, 2008 meeting minutes and approved the minutes as presented.

**IV. WELCOME COMMITTEE REPORT**

Sharon McCann reported that one family was welcomed since the last meeting. Mrs. McCann updated the Board on the upcoming community wide yard/garage sale scheduled for April 26, 2008. Carmel Hamrick has volunteered to assist.

**V. DAM CORPORATION REPORT**

There was no Board member from the Dam Corporation available. Helga Sanchez reported to the Board that she will be contacting SWFTMD and BCI to discuss the status of a small dam leak which had been reported months ago.

**VI. COMMUNITY NEWSLETTER REPORT**

Helen Heppner-Petosky provided a written report indicating that the newsletter has been delayed at the St Pete Times. Janet Magnusson agreed to be the new newsletter editor.

## **VII. WEBSITE REPORT**

Ms. Sanchez reported that a web host has been identified and can be contracted for \$25.00/month. The contract will be reviewed. It is possible that the new contractor can begin May 1, 2008. On motion made, and duly seconded, and upon a vote of 5 FOR and 2 AGAINST (Magnuson - Petosky) the Board of Directors approved a contract with "Leading the Web Inc." The Board of Directors expressed thanks to Jim Lyons who has coordinated the site for years.

## **VIII. TREASURER'S REPORT**

Ms. Sanchez informed the Manager that the Finance Committee preferred an alternate method to account for the Quinones settlement. The committee will provide written instructions.

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

The Manager provided an update on collections and presented a report of open violations. The Board of Directors unanimously agreed to send 11302 Hoot Owl to the Attorney for failing to respond to numerous violation notices.

## **X. ARCHITECTURAL REVIEW AND BUSINESS**

The Board unanimously **APPROVED** the following architectural modifications request:

- a. 11426 Donneymoor - Landscaping by June 1, 2008
- b. 12104 Shadow Run - Add cultured stone accent to home exterior.
- c. 11919 Sugarberry - Install pool

## **XI. COMMON AREA REPORT**

Richard Gibson and Helga Sanchez reported on common area maintenance. Mr. Gibson reviewed with the Board a number of competing quotes for lawn service contractors. Lights have been replaced.

## **XII. SOCIAL EVENTS**

There was no report.

## **XIII. UNFINISHED BUSINESS**

A. Jim Petosky reported that the directories have been delayed due to equipment malfunction at the printers.

B. Ms. Sanchez updated the Board on legal matters pertaining to the lot foreclosed by Shadow Run Homeowners Association. The lot is 90% wetland and can be used for mitigation credits. The outstanding tax bill of \$6,072.12 was paid.

#### **XIV. NEW BUSINESS**

A. Ms. Kerbo of 12113 Shadow Run Blvd. appeared at the meeting at the request of the Board to discuss and obtain an agreement on owner plans to correct lawn and maintenance deficiencies. The Board of Directors agreed to allow Ms. Kerbo 30 days to replace/repair the missing sections of wood fencing, provided immediate efforts are done to lawn maintenance and removal of yard debris. The Manager will formulate the Boards position in writing.

B. The following were nominated at the meeting for director positions for the 2008/09 fiscal year. The election by the membership will be on May 19, 2008. Linda Lack, Janet Magnusson, Richard Gibson, Celina Jozsi, and Helga Sanchez. Additional nomination may be made at the meeting.

#### **XV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:48 PM.