

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

I. CALL TO ORDER

Board Meeting: Monday, July 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, Rose Lynn Greene, Celina Jozsi, Dave Leneberg, James Petosky, Judi Peterson and Helga Sanchez. Linda Lack at 7:15pm.

Members Not Present: Janet Magnuson

III. PREVIOUS MINUTES

Upon motion by Richard Gibson, duly seconded and upon unanimous agreement, the Board waived the reading of the June 16, 2008 meeting minutes and approved the minutes as amended.

IV. WELCOME COMMITTEE REPORT

Sharon McCann reported there were two new families welcomed since the last meeting. Also, a neighbor who recently underwent bypass surgery was sent a get well card.

V. TRESURER'S REPORT

Celina Jozsi, Treasurer asked if the Board has any questions concerning the May financial report. There being none Ms. Jozsi proceeded with the June report analysis. Mr. Petosky, Secretary confirmed that bank statements are provided to Management by fax as soon as received in the Association P.O. Box. Helga Sanchez pointed out that notary charges should be charged against the respective owners account. Ms. Jozsi reported that the Year end cash receipts and disbursements report will be copied the Membership by the end of the month. The Board of Directors approved the May and June financial reports.

VI. MANAGER'S REPORT AND UPDATE

The Manager provided an update on collections. Mr. Leneberg volunteered at no expense to follow up on any judgment against 11311 Tralee's prior owner.

VII. VIOLATIONS

- A. The Manager presented a report of open violations.
- B. Mr. Biddle addressed the Board regarding on-going violation matters. Mulch has been added to front landscaping beds. Construction on the addition has stopped pending permits. The extra dogs have been taken to and kept at the business office. Mr. Biddle agreed to reimburse the Association for legal costs.
- C. Mr. & Mrs. Whitlock addressed the Board of Directors regarding keeping an excess number of dogs on their property. The Board noted that the Declaration limited lot owners to no more than two dogs. Following lengthy discussion regarding the deed restriction on dog limits, the Board of Directors agreed to table enforcement for 90 days until such time as the restriction can be more closely reviewed for possible amendment

VIII. ARCHITECTURAL APPLICATIONS

The Board approved the following Architectural applications

- | | |
|---------------------|-----------------------|
| 1. 10804 Shadow Run | Replace roof shingles |
| 2. 12114 Timberlake | Replace roof shingles |

IX COMMON AREA REPORT

Richard Gibson and Helga Sanchez reported on common area maintenance. Mr. Gibson will repair an electrical receptacle. Helga reported that the east side bulletin board requires repair.

X. COMMUNITY NEWSLETTER REPORT

There was no report.

XI. WEBSITE REPORT

There was no report.

XII. UNFINISHED BUSINESS

The Board discussed the recent election process at the Annual meeting as well as Mr. Leneberg's written filing of an election dispute. A motion by Dave Leneberg, seconded by Jim Petosky, to convene a Special Membership Meeting in order to count ballots submitted at the Annual meeting did not carry by a vote of two (2) FOR and six (6) AGAINST (Gibson, Greene, Jozsi, Peterson, Lack, and Sanchez). During discussion it was noted that legal opinion had been obtained, that all individuals desiring to be on the Board were elected to the Board, and that the election was carried out in accordance with the governing documents. Therefore, according to those opposed to the motion, the cost of a Special Membership Meeting was not warranted. It was also noted that IAW Chap 720, F.S. election disputes between a member and an association must be submitted to mandatory binding arbitration with the Division of Florida Land Sales, Condominium, and Mobile Home. Mr. Leneberg pointed out that the Attorney did suggest that a special meeting could be called to settle the dispute.

XIII. NEW BUSINESS

The Board tabled to next meeting a discussion of the common areas maintained under the new lawn care contract.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:08 PM.