

BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MARCH 17, 2008

I. CALL TO ORDER

Board Meeting: Monday, March 17, 2008 called to order at 7:06 pm by Helga Sanchez, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The meeting was called to order immediately following the Special Budget Adoption meeting of the membership.

II. ROLL CALL - Quorum Present

Members Present: Richard Gibson, Celina Jozsi, Jim Kirst, Janet Magnuson, Don McCann, Judi Peterson, James Petosky, and Helga Sanchez.

Members Absent: Linda Lack

III. PREVIOUS MINUTES

Upon unanimous agreement, the Board waived the reading of the February 18, 2008 meeting minutes and approved the minutes as amended.

IV. WELCOME COMMITTEE REPORT

There was no Welcome Committee report.

V. DAM CORPORATION REPORT

A. Mr. Simmons provided a courtesy report concerning the Dam Corporation. The Dam Corporation Board is working on a budget and planning for proxy mailings for the upcoming annual meeting. Also, By Laws are being reviewed. The Board met with Lake Doctors regarding lake maintenance but no decision has been made. Mr. Simmons reported that survivability of the cypress trees is poor, however the maples are looking good. A SWFMD inspection is due next month. Judi Peterson of the Homeowners Association Board asked Mr. Simmons whether or not SWFMD agrees with the planned self-help dam inspections. Mr. Simmons replied that neither SWFMD nor the EPC are concerned with Dam structural inspections.

VI. COMMUNITY NEWSLETTER REPORT

There was no report. James Petosky informed the Board that effective April 31, 2008 Helen Petosky will no longer be able to edit the newsletter. The Board discussed options such as website posting of newsletters. A number of Board members expressed a need for a written newsletter Janet Magnuson agreed to take over newsletter editing from Ms. Petosky.

VII. WEBSITE REPORT

There was no report. Judi Peterson spoke to a couple of contractors regarding hosting of the homeowners association site. However, the contractors declined. Ms. Peterson will approach one additional source.

VIII. TREASURER'S REPORT

The Treasurer's report was given by Celina Jozsi and Helga Sanchez. Ms. Jozsi reminded management that adjustments should be entered into the general journal as a note. Also, the manager was informed that cash receipts had not yet been reflected, thereby inflating the receivables report. To assist in timely reporting, the finance committee will access the bank accounts on line and fax statements to management. Ms. Jozsi requested that the financial reports be printed front and back with pages numbered.

IX. MANAGER'S REPORT AND UPDATE

The Manager provided an update on collections and presented a report of open deed restriction violations. The Manager will provide a copy of the recent response letter from Ms. Kerbo regarding her lawn maintenance.

X. ARCHITECTURAL REVIEW AND BUSINESS

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

- a. 11426 Donneymoor - Pool and fence. Landscaping must match previously approved plans (except fountain) within 60 days
- b. 11811 Shadow Run - Extension of prior approval. (Subject to completion within 60 days)

XI. COMMON AREA REPORT

Richard Gibson and Helga Sanchez reported on common area maintenance. Richard Gibson has obtained quotes to upgrade entrance plantings.

XII. SOCIAL EVENTS

There was no report.

XIII. UNFINISHED BUSINESS

- A. Richard Gibson informed the Board that his committee continues to review the docs for suggested Architectural guideline changes.
- B. Jim Petosky informed the Board that the directory will be provided by the April meeting. Computer breakdowns delayed the final draft.
- C. Ms. Sanchez updated the Board on legal matters.

XIV. NEW BUSINESS

There was no new business.

XV. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:41 PM.