

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

I. CALL TO ORDER

Board Meeting: Monday, February 18, 2008 called to order at 7:10 pm by Helga Sanchez, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ROLL CALL - Quorum Present

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

Members Absent: Jim Kirst, Linda Lack, and James Petosky

III. PREVIOUS MINUTES

Upon unanimous agreement, the Board waived the reading of the January 14, 2008 meeting minutes and approved the minutes as presented.

IV. WELCOME COMMITTEE REPORT

There was no Welcome Committee report.

V. DAM CORPORATION REPORT

A. Mr. Simmons reported that as a cost saving measure the Dam Corporation will initiate routine, self-inspections of the dam utilizing the checklist provided by the engineering firm. Helga Sanchez and Judi Peterson expressed concern whether SWFMD would be agreeable to self-inspections and suggested the Dam Corporation obtain assurance from SWFMD that they would accept such inspections in lieu of one by an engineering firm.

B. Mr. Simmons reported that new no trespassing signs are posted on the dam and asked those in attendance to be vigilant and report suspicious activity to the Sheriff.

C. Helga Sanchez thanked Mr. Simmons for the Dam Corporation's dedication of common grounds to the Shadow Run Homeowners Association.

VI. COMMUNITY NEWSLETTER REPORT

James Petosky provided a written report indicating that the newsletter is on schedule and will be mailed later in the week.

VII. WEBSITE REPORT

Ms. Sanchez reported that Jim Lyons has agreed to continue maintenance of the website through year end. The Board discussed options for website management thereafter. Judi Petereson agreed to contact website managers.

VIII. TREASURER'S REPORT

Mrs. Sanchez pointed out to Management that the D & O Insurance expense was accrued but not posted. Also, Mrs. Sanchez reviewed the aged receivables report and noted discrepancies. Management was asked to provide a report on the beginning/ending balance discrepancy.

IX. MANAGER'S REPORT AND UPDATE

The Manager provided an update on collections and presented a report of open violations. Richard Gibson informed the Manager of another ongoing violation.

X. ARCHITECTURAL REVIEW AND BUSINESS

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

- a. 11418 Donneymoor - Install fence
- b. 12510 Shadow Run - Replace roof (confirmation of emergency phone vote).

XI. COMMON AREA REPORT

Richard Gibson and Helga Sanchez reported on common area maintenance. Richard Gibson has obtained quotes to remove the large dead queen palm at the entrance. The Board approved an expenditure of \$700.00. Mr. Gibson is also obtaining bids to improve landscaping at the entrances.

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 provided a written report indicating that he will bring the directories to the March Board of Directors meeting,.
- C. Ms. Sanchez updated the Board on legal matters.
- D. Helga Sanchez reported on crime statistics as provided by the Sheriff. Seven thefts and seven criminal mischief reports were filed, none involving common ground.

XIV. NEW BUSINESS

A. On motion made, duly seconded and upon unanimous agreement, the board approved the initiation of legal foreclosure on 11207 Donneymoor and 11913 Shadow Run Blvd. for non payment of assessments and legal collection fees. It was noted that a number of other homes have been sent notices of intent to lien and that foreclosure action may be initiated thereafter if full payment is not made.

B. The Board discussed the option of increasing the budget for periodic patrol services either by off duty sheriff deputies or a private contractor. It was noted that the Association is not responsible for the security of private lots/improvements, but does have a responsibility for common ground for which there is very limited criminal activity. On motion made, duly seconded the Board agreed that security would not be included in the budget. The Board unanimously approved the draft budget presented by Celina Jozsi. No increase in the annual assessment is planned. A budget approval meeting for the membership will be scheduled for March 17, 2008. Management will notice the meeting.

XV. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:01 PM.