

BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
September 15, 2008

I. CALL TO ORDER

Board Meeting: Monday, September 15, 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, Celina Jozsi, Dave Leneberg, Janet Magnuson, James Petosky, and Helga Sanchez.

Members Not Present: Rose Lynn Greene, Judi Peterson. It was noted that Ms. Peterson has resigned.

On motion by James Petosky, seconded by Helga Sanchez, Shirley St Pearre was unanimously appointed by the board to serve one of the unexpired terms on the Board of Directors.

III. PREVIOUS MINUTES

Upon motion by Dave Leneberg, duly seconded and upon a vote of (4) four FOR, and (2) AGAINST (Helga Sanchez and Celina Jozsi), and one abstention (Shirley St Pearre), the Board waived the reading of the August 18, 2008 meeting minutes and approved the minutes as presented. The Manager suggested that Ms. Sanchez could attach her objections for the file.

IV. WELCOME COMMITTEE REPORT

Sharon McCann reported there was one family on Mist Moor welcomed since the last meeting.

V. TREASURER'S REPORT

Celina Jozsi gave the Treasurer's report. Ms Jozsi asked if any Board member had any questions. It was noted that there were members with credit balances. Ms Jozsi requested that their names be presented on the report. Ms. Jozsi reported that she thought landscape/mowing service specification had changed.

A motion by Celina Jozsi, seconded by Helga Sanchez, to poll the board to determine which director was or was not of the opinion that the current specifications violated deed restrictions received no votes.

A motion by Janet Magnuson, seconded by Dave Leneberg, that action regarding the landscape contract and specification be tabled until the County rendered its opinion was carried by a vote of five (5) FOR with two (2) abstentions, (Helga Sanchez and Celina Jozsi).

On motion by Richard Gibson, 2nd by Dave Leneberg, and upon a vote of five (5) FOR and two (2) AGAINST (Celina Jozsi and Helga Sanchez) the Board moved directly to the Architectural portion of the Board meeting.

VI. ARCHITECTURAL APPLICATIONS

A. The Board approved the following Architectural applications

1. 11305 Loch Lomond Home addition/two car garage/second floor workshop
(Magnuson, Owner abstained)
2. 11302 Hoot Owl Pour concrete pad, add pavers, install pool
3. 12110 Killearn Home addition (contingent on review of waivers by neighbors)
4. 12608 Lake Hills Install fence
5. 12903 Shadow Run Clear Lot, prepare pad for foundation

B. The Board disapproved the following

1. 12608 Lake Hills Waiver of fence set back, lot 26.

VII. MANAGER'S REPORT AND UPDATE

A. The Manager provided an update on collections.

B. The Manager reported on open Deed Restriction violation.

VIII. COMMUNITY NEWSLETTER REPORT

Janet Magnusson updated the Board of Directors on the newsletter. Ms. Magnusson requested additional input.

IX. UNFINISHED BUSINESS

Mr. Leneberg responded that there was nothing new to report regarding his election dispute.

X. NEW BUSINESS

A. The Board noted Mrs. Sanchez's complaint to the County regarding her claim that the Association lot adjacent to her property was not being maintained in compliance with County Codes as well as the corresponding citation notice from the County. Mrs. Sanchez requested a status of the lawn service for the Dam and specifications regarding the Dam service. Attached to these minutes is a copy of the County Violation Notice for the lot.

A motion by Janet Magnusson, seconded by Dave Leneberg, that action regarding the landscape contract and specification be tabled until the County rendered its opinion following a recent meeting with representatives of the Board was carried by a vote of five (5) FOR with two (2) abstentions, (Helga Sanchez and Celina Jozsi).

B. The Board was presented lake weed control estimates. No action was taken as the Board requested additional time to review the estimates.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:04 PM.

Approved by Board 01/12/09