

**BOARD OF DIRECTORS MEETING**  
**SHADOW RUN HOMEOWNERS ASSOCIATION, INC.**  
**JUNE 16, 2008**

**I. CALL TO ORDER**

Board Meeting: Monday, June 16, 2008 called to order at 7:04 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, James Petosky, Judi Peterson and Helga Sanchez.

Members Not Present: Rose Lynn Greene, Linda Lack and Janet Magnuson

**III. PREVIOUS MINUTES**

Upon vote of five (5) FOR ,with an abstention by Jim Petosky, the Board waived the reading of the May 14, 2008 meeting minutes and approved the minutes as presented.

**IV. WELCOME COMMITTEE REPORT**

Sharon McCann reported there were no new families welcomed since the last meeting.

**V. TRESURER'S REPORT**

Having just received the financial reports prior to the meeting the Board tabled the Treasurers report until the next meeting.

**VI. MANAGER'S REPORT AND UPDATE**

The Manager provided an update on collections.

**VII. VIOLATIONS**

A. The Manager presented a report of open violations.

B. Mr. Henson of 11811 Shadow Run Blvd. appeared at the meeting to inform the Board that the old wood fence along Shadow Run Blvd. has been taken down. On motion by Jim Petosky, duly seconded and upon unanimous agreement the Board, granted Mr. Henson's request for an extension to September 1, 2008 to complete the new fence line.

C. Mr. & Mrs. Biddle of 11302 Hoot Owl appeared at the meeting in an attempt to resolve with the association a number of Deed Restriction violations existing on their lot. A demand to comply letter from the Association Attorney had been sent to the Biddles and they expressed a desire to meet with the Board to avoid further problems. Following extensive discussions with the Board of Directors, Mr. & Mrs. Biddle agreed to stop all unapproved lot improvements and within 30 days submit relative ARC requests; to within 30 days remove weeds from mulch beds and remulch; to within 30 days remove 2 of the four dogs on the lot; to refrain from bringing a tractor trailer into the subdivision; to properly store the camper; to limit the height of the wood fence to the previous approved 6' and to limit concrete support columns to 7'; and to remove the window a/c from the shed.

## **VIII. COMMON AREA REPORT**

Richard Gibson and Helga Sanchez reported on common area maintenance. Mr. Gibson reported that Shades of Green has begun as the new landscape contractor. Mr. Gibson will repair a number of light fixtures at the entrances.

## **IX. COMMUNITY NEWSLETTER REPORT**

There was no report. Jim Petosky informed the Board of Directors that the newsletter draft had been sent to the St. Pete Times.

## **X. WEBSITE REPORT**

Ms. Sanchez reported that the new web host has begun service. Ad fees will need to be established.

## **XI. UNFINISHED BUSINESS**

Mr. Petosky reported that 50 of 200 directories have been distributed.

## **XII. NEW BUSINESS**

The Board of Directors discussed Mr. Leneberg's election dispute regarding the recent annual membership meeting. Helga Sanchez reminded the Board that state statutes required disputes to be settled by mandated arbitration and outlined the required process. Ms. Sanchez and Ms. Jozsi also reminded directors that the Board did not have the authority to resolve such disputes. It was also noted that all 9 members who expressed an interest in serving on the Board of Directors were seated in the election. Mr. Leneberg claimed the election was invalid and submitted to the Board of Directors a written motion as follows: "I move that we follow the procedures as outlined in Florida Statute 720, the Shadow Run By-Laws, and Roberts Rules of Order, and appoint a committee of 2 or 3 independent people to count the ballots that were submitted for the SRHOA elections that was to be held on 05/19/08. This count will also include those sheets that were signed after the meeting by going door to door to insure that we do in fact have a quorum." The motion was seconded and upon a vote of three (3) FOR (Leneberg, Petosky, Gibson) and three (3) AGAINST ( Sanchez, Peterson, Jozsi) the motion did not carry. The Board unanimously agreed to obtain a legal opinion regarding the election from the Association Attorney. Jim Petosky asked if the manager opened the proxy envelopes. Ron Trowbridge,

manager, responded that he opened the envelopes to check for valid proxies but did not inspect the proxy ballots for write ins. The manager also mentioned that he looked for checks in the envelopes.

### **XIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:50 PM.