

**BOARD OF DIRECTORS MEETING**  
**SHADOW RUN HOMEOWNERS ASSOCIATION, INC.**  
**JANUARY 14, 2008**

**I. CALL TO ORDER**

Board Meeting: Monday, January 14, 2008 called to order at 7:00 pm by Helga Sanchez, President, at the Riverview Civic Center, Riverview, Florida.

**II. ROLL CALL - Quorum Present**

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

Members Absent: Jim Kirst

**III. PREVIOUS MINUTES**

Upon unanimous agreement, the Board waived the reading of the December 17, 2007 meeting minutes and approved the minutes as amended.

**IV. WELCOME COMMITTEE REPORT**

Don McCann reported on behalf of Sharon McCann. Sharon greeted two new residents.

**V. DAM CORPORATION REPORT**

There was no report from the Dam Corporation. Helga Sanchez reported that the Dam Corporation will provide Shadow Run Homeowners Association a copy of a Dam Corporation resolution which would allow Shadow Run Homeowners Association to mow the parkway along the dam and pay for park lights by designating it a common element. On motion made, duly seconded and upon unanimous agreement the board agreed to maintain the landscaping at the dam and pay for park lightning.

**VI. COMMUNITY NEWSLETTER REPORT**

Helen. Petosky provided an update on the newsletter and solicited input from the Board. The Board expressed a desire to keep the UPS account open

.

**VII. WEBSITE REPORT**

There was no formal report. Ms. Petosky advised the Board of suggested updates to the website.

## **VIII. TREASURER'S REPORT**

Since the financial reports were not available until the meeting, the Treasurer and Finance committee were unable to provide a report. The Board tabled the report. Celina Jozsi reminded management of 1099 filings. Also, management was asked to look into an outstanding check. The finance committee will submit a proposed budget with security added and one without security.

## **IX. MANAGER'S REPORT AND UPDATE**

The Manager provided an update on collections and presented a report of open violations.

## **X. ARCHITECTURAL REVIEW AND BUSINESS**

There were no applications considered.

## **XI. COMMON AREA REPORT**

Richard Gibson and Helga Sanchez reported on common area maintenance. Irrigation is undergoing repair. A dead palm will be removed.

## **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 updated the Board on the phone directory. The directory is completed.
- C. Ms. Sanchez updated the Board on the Quinones mediation settlement.

## **XIV. NEW BUSINESS**

- A. The Board again discussed traffic calming ideas and the hiring of off duty police patrols. Janet Magnusson reported on her findings regarding the process to obtain traffic diverters.
- B. A resident in attendance voiced dissatisfaction with the services of a company which is advertising in the newsletter.

## **XIV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 PM.