MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
February 16, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 16, 2009 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, FL.

II. *ROLL CALL* - Quorum Present

Members Present: Richard Gibson, Rose Lynne Greene, Celina Jozsi, Dave Leneberg, Caryn Magheruson, Janet Magnuson, James Petosky, Helga Sanchez and Shirley St. Pearre.
Members Not Present: None

III. *PREVIOUS MINUTES*

On **MOTION** by Richard Gibson, duly seconded, the Board approved the minutes of the **January 12, 2009 Regular Board Meeting as amended**.

On **MOTION** by Helga Sanchez, duly seconded, and upon a vote of six (6) FOR, two (2) (Gibson, Leneberg) AGAINST, and one (1) ABSTENTION (Magheruson), the Board approved the amendment of paragraph III. C of the minutes of the January 26, 2009 Special Board Meeting. The minutes will be redrafted and presented for approval at the next Board meeting.

IV. *REPORTS OF COMMITTEES*

A. Common Areas: Richard Gibson reported on common area matters. An additional light fixture has been repaired and trees elevated.
B. Newsletter: Janet Magnuson reported on the upcoming newsletter publication. The submission deadline is March 13, 2009.
C. Welcome/Visitation: There was no report.
D. Website: There was no report.
E. Social Events: Al Rousseau reported on upcoming community events including kite flying and hot dogs at the dam.
F. Finance: Caryn Magerhuson reported on Finance Committee Matters. A meeting is being scheduled with management to review the accounting process and prepare for the 2009/2010 budget presentation. Board member Celina Jozsi offered suggestions to the committee regarding things to look for in the financial reports. Ms. Jozsi also commented on the financial report and requested adjustments for the posting of common grounds expenses and the treatment of real estate taxes against an HOA lot.
G. Legal: Dave Leneberg updated the Board on legal matters.

V. *MANAGER'S REPORT AND UPDATE*

The Manager provided an update on collections and presented a listing of open violations of deed restrictions. The Board informed Management of observed violations. Ongoing legal matters were updated.

VI. *ARCHITECTURAL APPLICATIONS*

The Board unanimously approved the following Architectural applications

11205 Mist Moor	Enclosing Existing Screen Room into Sun Room
12118 Shadow Run	Replace Roof
12118 Shadow Run	Repaint Home

VII. *UNFINISHED BUSINESS*

A. Richard Gibson updated the Board on the County Code citation pertaining to the maintenance of the lot at 12915 Shadow Run. On **MOTION** by Dave Lenerberg, duly seconded, and upon a vote of eight (8) FOR, with one (1) ABSTENTION (Sanchez), the Board, pending final disposition of the matter by the County, approved the cutting of a ten (10) foot wide strip along the lot's property line adjacent to Helga Sanchez on the same frequency as the current mowing by the HOA contractor of the 15 foot section along the roadway frontage.

B Due to time constraints, Janet Magnuson was again unable to address the Board regarding the formal application to the County for a cash mini-grant. Ms. Magnuson requested that for the next meeting her matter be placed earlier in the agenda.

VIII. *NEW BUSINESS*

A. The Dam Corporation presented the Board a number of quotes for fence repairs/installation options on the dam and requested that the Board consider subsidizing all of a portion of the costs.

B. Dave Leneberg updated the Board regarding the potential sale of HOA owned property. Realtor packages were distributed.

C. Mr. Petosky submitted his written resignation as Board Secretary.

IX. *ADJOURNMENT*

There being no further business, the meeting was adjourned at 9:19 PM.

Approved by Board March 16, 2009