# MINUTES, BOARD OF DIRECTORS MEETING
# SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
# January 12, 2009

## I. *CALL TO ORDER*

Regular Board Meeting: Monday, January 12, 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, Celina Jozsi, Dave Leneberg, Janet Magnuson, James Petosky, Helga Sanchez and Shirley St. Pearre.
Members Not Present: Rose Lynne Greene

## III. *PREVIOUS MINUTES*

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of five (5) FOR and two (2) (Jozsi, Sanchez) AGAINST, the Board approved the final, amended draft of the **September 15, 2008 Regular Board Meeting minutes**.

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of five (5) FOR and two (2) (Jozsi, Sanchez) AGAINST, the Board approved the final, amended draft of the **October 20, 2008 Regular Board Meeting minutes.**

On **MOTION** by Richard Gibson, duly seconded, and upon a vote of five (5) FOR, and two (2) (Jozsi, Sanchez) AGAINST, the Board approved the minutes of the **December 8, 2008 Regular Board Meeting.**

## IV. *REPORTS OF COMMITTEES*

A. Common Areas: Richard Gibson reported on common area matters. Volunteers were thanked for helping in the removal of holiday decorations.
B. Welcome/Visitation: Shirley St. Pearre reported on welcome activities since the last meeting. Three new families were welcomed and flowers were sent to a family experiencing a loss.
C. Website: Dave Leneberg reported on website matters. The contractor, Leading the Web, reported to the Board regarding SPAM concerns. The Board took no action. Board members will be responsible for screening SPAM from their email.
D. Social Events: Al Rousseau reported on upcoming community events and provided a suggested schedule for future community events.

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

Board Members provided comments to the manager regarding the financial report. The Manager provided an update on collections. On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, the Board approved the payment plan offered by a delinquent member. The Manager reported on open Deed Restriction violations. On **MOTION** by Richard Gibson, duly seconded, the Board unanimously approved the forwarding of attorney demand letters to identified repeat offenders of deed restrictions. The Board informed Management of observed violations. Ongoing legal matters were updated.

## VI. *ARCHITECTURAL APPLICATIONS*

A. The Board unanimously approved the Architectural application of 11201 Tralee for the remodeling of the front entrance

B. The Board unanimously declined the waiver of setback limits requested by 11502 Donneymoor.

## VII. *UNFINISHED BUSINESS*

Richard Gibson updated the Board on the County Code violation pertaining to the lot at 12915 Shadow Run. The latest County Code violation notice will be attached to these minutes and filed in the official Association records.

## VIII. *NEW BUSINESS*

A. At the request of Jim Petosky, the Board tabled discussion and consideration of the minutes of a prior meeting to be produced by Jim Petosky

B. Dave Leneberg updated the Board regarding the potential sale of HOA owned property.

C. A **MOTION** by Dave Leneberg, duly seconded, that Caryn Magherusan be elected to the Board as Treasurer passed unanimously by the Board.

D. Dave Leneberg updated the Board on the transition of HOA inventory items including the status of keys to the bulletin boards.

## IX. *ADJOURNMENT*

There being no further business, the meeting was adjourned at 9:00 PM.

**Approved by Board February 16, 2009**