MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
July 20, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, July 20, 2009 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Richard Gibson, Rose Lynne Greene, Mike Kappaz, Dave Leneberg, Janet Magnuson and Heather Stiller
Members Not Present: Dave Develder, Caryn Magherusan and Patricia Henry

III. *PREVIOUS MINUTES*

On **MOTION** by David Leneberg, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the June 15, 2009 regular Board Meeting and approved the minutes as presented.**

IV. *REPORTS OF COMMITTEES*

01. Common Grounds: Richard Gibson updated the Board on the maintenance of common grounds. Additional light bulbs were replaced at entrances. The Association owned lot at 12915 Shadow Run Blvd. was recently mowed according to specifications.

02. Newsletter: Janet Magnusson reported on Newsletter matters. The September newsletter is planned to be published August 28, 2009. The article submission deadline will now be August 17, 2009. Ms. Magnusson presented a mailing option to the Board which would include the addition onto the mailing label section of a "Change Service" notification to the Post Office. In those instances a newsletter addressee has relocated, the Post Office will notify the Association of any forwarding address of the owner. The postal fee will be $ .50 per forwarding address notice. On **MOTION** by Janet Magnusson, duly seconded, and upon unanimous agreement, **the Board approved the addition onto the newsletter mailing address section of the notice of "Change Service Requested".**

03. Lake Restoration: Rose Lynne Greene provided the Board a written update of Lake Restoration committee activities. An organizational meeting was recently held for the seven (7) committee volunteers. Goals and assignments were established. The next meeting is planned for August 10, 2009. The Manager suggested that at the next Board meeting Ms. Greene provide the Board a listing of the committee membership for Board confirmation.

04. Finance: Though absent, Caryn Magherusan provided a written report on Finance Committee matters. The year end financial report from management remains at the Accountant for completion of the requested Compilation report.

05. Website: Dave Leneberg introduced Bunker Positioning as an alternative to the current web site management contractor. The representative briefed the Board on costs and scope of services. On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, **the Board approved the new contract with Bunker Positioning.**

06. Legal: Dave Leneberg distributed a written report wherein he informed the Board that since updates are transmitted by email as they occur, no further reports will be included at Board meetings unless something unusual occurs. On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board rejected the settlement offer of Mr. Burger.**

V. *MANAGEMENT REPORT*

01. Collections. Ron Trowbridge, Manager, updated the Board on collection matters.

02. Open Deed Restriction Violations: The Manager updated the Board on open violations and provided a listing of violations.

03. On-Going Legal Actions: The Manager informed the Board that a Quit Claim Deed has been executed by the HOA to return HOA foreclosed property to a prior owner who has since reimbursed the Association for all legal fees, costs and outstanding assessments. .

VI. *ARCHITECTURAL APPLICATIONS*

The Board unanimously **approved the following Architectural applications:**
01. 12110 Shadow Run Re-shingle Roof
02. 12401 Wexford Hills Re-shingle Roof

The Board unanimously **disapproved the following Architectural applications:**
03. 11306 Leprechaun Install Gravel Parking Pads alongside Concrete Driveway

With owner/ Board Member Mike Kappaz abstaining, the Board **approved the following architectural applications:**
04. 12202 Shadow Run Re-shingle Roof
05. 12202 Shadow Run Repaint Exterior
06. 12202 Shadow Run Add Brick Façade to Portions of Exterior
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VII. *UNFINISHED BUSINESS*

01. Dave Leneberg updated the Board on on-going brokerage efforts to sell HOA owned lots.

VIII. *NEW BUSINESS*

01. Dave Leneberg, on behalf of the Legal Committee, presented the Board a number of options for a new law firm to represent the Association. The Board requested additional information for the next Board meeting.

IX. *ADJURNMENT*

On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board agreed to adjourn the meeting at 7:48 pm**.

Approved by the Board on August 17, 2009.