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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, March 16, 2009 called to order at 7:04 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, Dave Leneberg, Caryn Magheruson, Janet Magnuson, James Petosky, and Helga Sanchez.
Members Not Present: Celina Jozsi and Shirley St. Pearre

III. *PREVIOUS MINUTES*

On **MOTION** made, duly seconded, and upon a vote of five (5) FOR, two (2) (Gibson, Leneberg) AGAINST, the Board approved the re-write of the minutes of the January 26, 2009 Special Board Meeting to reflect that the motion referenced under paragraph III C of the minutes was to "remove " from the Board rather than "request resignation" from the Board.

On **MOTION** by Richard Gibson, duly seconded, the Board unanimously approved the minutes of the **February 16, 2009 regular Board Meeting as amended** to add under New Business that Mr. Petosky submitted his resignation as Secretary.

IV. *REPORTS OF COMMITTEES*

A. Common Areas: Richard Gibson reported on common area matters. Another light fixture has been repaired and new flags installed.
B. Newsletter/County Grants: Janet Magnuson provided a written report regarding the upcoming newsletter publication and the pending County grant for community clean up day.
C. Welcome/Visitation: There was no report.
D. Website: There was no report.
E. Social Events: There was no report.
F. Finance: Caryn Magerhuson reported on Finance Committee Matters. A meeting was held at the Trowbridge Company to review accounting procedures. The format of legal invoices remains under review.
G. Legal: Dave Leneberg provided the Board a written report updating 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.

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VI. *ARCHITECTURAL APPLICATIONS*

There were no Architectural applications to review.

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. The Board's plan to resolve the matter has been communicated to the County, however, the plan has not been accepted by Helga Sanchez and remains open with the County.

B The Board discussed the sale of HOA owned vacant lots.

On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, the Board approved the listing for sale of the two vacant lots owned by Shadow Run HOA, 12915 Shadow Run Blvd. and 11133 Tralee.

On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, the Board approved the listing for sale of the two vacant lots owned by Shadow Run HOA with REMAX.

C. The Board reviewed the proposal from the Dam Corporation for costs sharing in specific repairs. The Board took no action.

VIII. *NEW BUSINESS*

A. At the request of the President, the Manager reviewed with the Board the procedure for nominations for the upcoming annual membership meeting.

B. On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, the Board approved the close-out of the E*TRADE investment account and the transfer of the funds into a separate fund in an alternate bank.

IX. *ADJOURNMENT*

There being no further business, the meeting was adjourned at 8:48 PM.

Approved by Board on May 18, 2009.