MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
September 21, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, September 21, 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: Dave Develder, Richard Gibson, Mike Kappaz, Dave Leneberg, Rose Lynn Greene and Heather Stiller.
Members Not Present: Patricia Henry, Janet Magnuson and Caryn Magherusan

III. *PREVIOUS MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the August 17, 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. Burnt out east entrance lighting is being replaced and pine bark mulch at entrances is being completed.

02. Lake Restoration: Rose Lynne Greene provided the Board a written report.

03. Finance: Ron Trowbridge, Manager, reported that the compilation report has been received from the CPA. A written financial report for the prior reporting month was distributed to Board Members.

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 reported on on-going collection and violation legal actions.

VI. *ARCHITECTURAL APPLICATIONS*

The Board unanimously **approved the following Architectural applications:**

01. 12104 Shadow Run	Rear Home Addition
02. 11306 Leprechaun	Driveway Extension
03. 12118 Shadow Run	Install Fence
04. 12202 Shadow Run	Install Metal Roof (Owner/Board Member abstained)
05. 11292 Leprechaun	Install Solar Panels

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: Dave Leneberg updated the Board on on-going brokerage efforts to sell HOA owned lots and provided a written report.

02. Website: Dave Leneberg provided a written report on web site activities. The new contractor continues to develop the revised site.

03. New Law Firm On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously agreed to appoint the Law Firm of Meirose and Friscia as the replacement law firm for the Association.**

VIII. *NEW BUSINESS*

There was no new business.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:36 PM.

Approved by the Board on October 19, 2009