MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
October 19, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, October 19, 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, Patricia Henry, Dave Leneberg, Rose Lynn Greene, Janet Magnusun and Heather Stiller.
Members Not Present: Mike Kappaz 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 September 21, 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. Pine bark has been installed at both entrances. The east irrigation clock has been reset. It was noted that the County recently mowed a number of frontage easements along Shadow Run.. The Dam Corporation has requested reduced mowing on the dam from November to February. Mr. Gibson will meet with the representatives and develop a plan to suggest at the next Board meeting.

02. Newsletter: Janet Magnusun reported on newsletter activities and provided a written report. The article deadline for the November issue will be October 23 and the deadline for the December issue will be November 16.

03. Lake Restoration: There was no report.

04. Finance: A written financial report for the prior reporting month was distributed by management to Board Members.

05. Document Revision: Heather Stiller, appointed Chair of the Committee, reported that committee members are being recruited. The committee will be reviewing governing documents for suggested changes and the incorporation of new State laws.

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. 11910 Shadow Run	Installation of new door and windows
02. 12102 Timberlake	Installation of new wood fence, painted

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. On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board approved the termination of the existing listing contract and appointed Century 21 as the new listing agent.**

02. Website: Dave Leneberg provided a written report on web site activities. The new contractor continues to develop the revised site. The site will be open to Board members suggestions. Dave Develder suggested that the Board engage in a program to actively promote use of the site by the membership.

VIII. *NEW BUSINESS*

01. On **MOTION** by Dave Leneberg, duly seconded, **the Board unanimously agreed that effective with the November Manager's financial report that the President, Vice President, and the Treasurer continue to receive the full set of documents as have been received and that the remaining six Board members receive an abbreviated version that will consist of the Balance Sheet, the Income Statement (Operating Statement), the Aged Receivables (Past Due) Report and the architectural requests.**

02. On **MOTION** by Dave Leneberg, duly seconded, **the Board unanimously agreed to authorize Association Attorney Frank Friscia to contact the E-Trade Bank and recover Association money from them.**

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:40 PM.

Approved by the Board on November 16, 2009