MINUTES, BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
August 17, 2009

I. *CALL TO ORDER*

Regular Board Meeting: Monday, August 17, 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, Dave Leneberg, Caryn Magherusan and Heather Stiller. Rose Lynn Greene appeared at 7:37 PM.
Members Not Present: Patricia Henry, Mike Kappaz and Janet Magnuson

III. *PREVIOUS MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the July 20, 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. Irrigation repairs were completed and the fallen tree was removed from the boat ramp lot. Palm tree trimming is scheduled.

02. Lake Restoration: Rose Lynne Greene provided the Board a listing of the committee membership for Board confirmation. It was reported that lake cleanup will be costly. The committee continues to seek options.

03. Finance: Caryn Magherusan reported that the compilation report is pending from the CPA. Management distributed a written financial report for the prior reporting month.

04. Legal: Dave Leneberg provided a written report for legal matters.

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. Management suggested that, as permitted in the Declaration, the HOA employ self-help measures on three substandard lots and service the landscaping at the expense of the homeowner. On **MOTION** by Heather Stiller, duly seconded, and upon unanimous agreement, **the Board approved the self-help projects**.

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. 12614 Lake Hills New Home Construction
02. 12510 Wexford Rear Extension to Lanai/Home

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. To date, only the Shadow Run lot has received interest.

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

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. On **MOTION** by David Develder, duly seconded, and by a vote of Four (4) FOR and Two (2) (Leneberg and Stiller) AGAINST, **the Board agreed to table the decision until the next meeting when more Board members are expected to be present.**

IX. *ADJURNMENT*

On **MOTION** by Heather Stiller, duly seconded, and upon unanimous agreement, **the Board agreed to adjourn the meeting at 7:50 pm**.

Approved by the Board on September 21, 2009.