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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, November 16, 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, Rose Lynn Greene and Heather Stiller.
Members Not Present: Patricia Henry, Mike Kappaz, Caryn Magherusan 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 October 19, 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. A written report was provided. Receptacles have been repaired and bulbs replaced. at each entrance. Mowing specs for the dam have been changed effective November 5th at the request of the dam corporation and Mr. Gibson will continue coordination. Entrance holiday decorations will be installed the weekend following Thanksgiving and volunteers to help would be appreciated.

02. Finance: Caryn Magherusan emailed the Board prior to the meeting to indicate that she found nothing unusual to report and that everything looked good on the October report. A written financial report for the period ending October 31, 2009 was previously forwarded to Board Members.

03. Welcome Committee: Dave Leneberg informed the Board that Doris Stamper had previously reported to him that one new resident was welcomed.

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. The Manager requested that the individual Board members make a visual inspection of the gazebo at a Hoot Owl residence to determine if they approve of the installation.

03 On -Going Legal Actions: The Manager reported on on-going collection and violation legal actions. Substitutions of Counsel filings by the new attorney, Meirose & Friscia have been accomplished. The Manager updated the Board on the attorney's actions to secure funds from the E Trade account and presented the Board a draft corporate resolution. for approval by the Board. On **MOTION** made by Dave Leneberg, duly seconded, and upon unanimous agreement, **the Board approved the corporate resolution subject to final modification as deemed necessary by the attorney**.

VI. *ARCHITECTURAL APPLICATIONS*

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

01.	11910 Shadow Run	Painting of Hardy board on exterior
02.	12404 Timberlake	Installation of new shingles on roof
03.	11512 Heron Hills	Installation of shed & vinyl fence

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 reported on web site activities and requested that individual Board members review the new site and comment by email as to their observations and suggestions. .

VIII. *NEW BUSINESS*

There was no new business.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:38 PM.

Approved by the Board on December 14, 2009