BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
April 19, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, April 19, 2010 called to order at 7:00 pm by David Leneberg, President, at the Riverview Library, 10509 Riverview Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Dave Develder, Richard Gibson, Rose Lynn Greene, Dave Leneberg, Janet Magnuson and Heather Stiller
Members Not Present: Patricia Henry, Mike Kappaz and Caryn Magherusan

III. *PREVIOUS MINUTES*

On **MOTION** by Dave Develder, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the March 15, 2010 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, reporting that a west side light fixture has been replaced and plants damaged by the freeze are being replaced at both entrances. The Manager reported that the All State insurance reimbursement check for wall damages is reportedly in the mail.

02. Newsletter/Events: Janet Magnuson updated the Board on Newsletter and events activities. A written report was provided. The article submission deadline for the June newsletter is May 14, 2010. The June newsletter is planned to be published on or about May 28, 2010. The annual neighborhood clean up is scheduled for Saturday, May 1 from 9am to 1pm. The garage sale remains scheduled for the coming weekend, April 23 and 24.

04. Lake Restoration: Rose Lynn Greene updated the Board on the activities of the Lake Committee. The committee has not heard back from the lone company that offered a quote, so the committee will need to continue its search for an interested contractor for mechanical weed removal. Ms. Greene reported that the County suggested mechanical removal has its limitations.

05. Finance: It was noted that a written March financial report was previously provided to Board members for review.

V. *MANAGEMENT REPORT*

01. **Collections:** Management updated the Board on collection matters.

02. **Open Deed Restriction Violations**: Management provided a listing of open deed restriction violations. The Board informed management of additional violations observed.

03 On -Going Legal Actions: Management reported that nothing new has occurred in legal matters.

VI. *ARCHITECTURAL APPLICATIONS*

The **Board** unanimously **approved the following ARC Application**:
01. 12102 Timberlake Resubmission of home addition plans without garage.

The **Board took no action on the following plans due to incomplete submission.**
02. 11246 McMullen Rd New Home construction

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: No progress to date.

02. **Website**: The Board still seeks a replacement contractor.

VIII. *NEW BUSINESS*

01. It was noted that as general information, a written hearing notice regarding a Hillsborough County ELAPP Proposal was previously provided the Board.

02. The Manager reviewed with the Board recent correspondence from the Association Attorney involving new case law on Mortgage Foreclosures and the recoverability of past due assessments and collection costs.

03. The Manager updated the Board on the upcoming annual membership meeting.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:41 PM.

Approved by the Board on May 17, 2010