BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
September 20, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, September 20, 2010 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: Charles Delarosa, David DeVelder, Paul Duva, Richard Gibson, Rose Lynn Greene, David Leneberg and Heather Stiller. Walter Seely arrived at 7:10 pm.
Members Not Present: Janet Magnuson

III. *APPROVAL OF MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the August 16, 2010 regular Board Meeting and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Grounds: Richard Gibson updated the Board on the maintenance of common grounds. A replacement palm was planted at the west entrance. A volunteer member is assisting in the removal of the old marquis signs at the entrances. The dam slopes have been mowed.

02. Newsletter: Janet Magnuson provided a written report in her absence.

03. Lake Restoration: Rose Lynn Greene provided a written summary and updated the Board regarding lake restoration. Floating plant islands are growing and chocking western portions Lake Grady. Some lots have lost lake frontage. Ms. Greene requested the Board consider approval of the earlier plan for treatment or removal of the plant islands. The project was suggested to be performed in stages as funds allow. Mr. Leneberg requested copies of the earlier proposal for distribution to the Directors. The matter will be included in the agenda for the next Board meeting.

04. Finance: Paul Duva, Treasurer, noted that a written August financial report was previously provided to Board members for review and reported that the E*Trade account had been closed and funds deposited in a new amenities account at Sun Trust. The Manager reported that the Accountant's Report of Cash Receipts and Expenditures for the Fiscal year ending April 30, 2010 is completed and ready for distribution. Board members were provided report copies.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters.

02. **Open Deed Restriction Violations**: Management provided a listing of open deed restriction violations.

03. On -Going Legal Actions: There was no report.

VI. *ARCHITECTURAL APPLICATIONS*

On **MOTIONS** made by Richard Gibson, duly seconded, **the Board unanimously approved the following Architectural Approval requests:**

01. 11301 Sandpine	Replace existing wood fence with 6' Vinyl. (Conditioned on the new fence being erected at the identical location of the existing fence and no closer to Shadow Run Blvd. than the current fence.)
02. 12911 Shadow Run	Dock in lake
03. 12110 Timberlake	Re-shingle roof
04. 11306 Donneymoor	Modified existing structure approved. Remove overhang, cannot exceed 144 square feet, re-shingle to match house, replace existing fence with a new, extended length shielding fence**.**
05. 12208 Timberlake	Re-shingle Roof

The Board requested the Manager notify 11502 Donneymoor that the prior approval for the new home construction has expired since the home was not completed within a year. The plans must be resubmitted with a schedule of construction included.

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: Richard Gibson updated the Board on the sale of Association owned lots.

02. Web Site: David Leneberg updated the Board on the web site. The site is up for Board review.

VIII. *NEW BUSINESS*

01. Storage facility: On **MOTION** made by David Leneberg, duly seconded, **the Board unanimously approved the rental of a larger storage space at an annual cost of $ 1142.** The current space of 10' x 5' will be replaced with a 10' x 10' unit. No additional storage space was available in the smaller unit.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:30 PM.

Approved by the Board on October 18, 2010