BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
June 21, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, June 21, 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, Paul Duva, Richard Gibson, Dave Leneberg, Walter Seely and Heather Stiller
Members Not Present: Rose Lynn Greene, Patricia Henry, and Janet Magnuson
Note: Manager arrived at 7:12 pm.

III. *APPROVAL OF MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the May 17, 2010 regular Board Meeting and approved the minutes as presented.**

IV. CO*MMITTEE REPORTS*

01. Common Grounds: Richard Gibson updated the Board on the maintenance of common grounds.

02. Finance: It was noted that a written May financial report was previously provided to Board members for review. Paul Duva presented the Treasurer's Report.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters. The Manager reported that the year end report for the fiscal period ending April 30, 2010 has been forwarded to the Accountant for preparation of the required tax returns and the annual Report of Cash Receipts and Expenditures. No response has yet been received from E*Trade to the Association's demand to close the amenities account and return the funds to the Association. Board members pointed out to management errors in the accounting report, a number which had already been corrected. The Manager responded that better attention to detail will be exercised.

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

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

VI. *ARCHITECTURAL APPLICATIONS*

The **Board** unanimously **approved the following ARC Applications**:

01. 11207 Kerry Hills New Roof Shingles
02. 12601 Shadow Run New Metal Roof
03. 11210 Donneymoor Wood & Vinyl Fence Extension
04. 11210 Donneymoor Install Flagpole
05. 11206 Kerry Hills New Roof Shingles
06. 12116 Shadow Run Screen Room Erected on Existing Slab

The **Board** unanimously disapproved **the following ARC Applications**:

07. 11205 Balmoralfief Install Non-Conforming Mail Box
08. 11306 Donneymoor Replace Shed with Altered Structure

VII. *NEW BUSINESS*

It was noted that the Board had received the resignation of Director Patricia Henry. On **<u>MOTION</u>** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board appointed Charles Delarosa to fill the remaining unexpired term of Ms. Henry.**

VIII. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:34 PM.

Approved by the Board on July 19, 2010