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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, July 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: Charles Delarosa, Dave Develder, Paul Duva, Richard Gibson, Dave Leneberg, Janet Magnuson and Walter Seely
Members Not Present: Rose Lynn Greene and Heather Stiller

III. *APPROVAL OF MINUTES*

On **MOTION** made, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the June 21, 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. Entrances have been mulched and fertilized and a number of light bulbs have been replaced in the entrance lighting. Mr. Gibson proposed replacement of the dead palm tree at the west entrance with a 6-8 foot palm for $ 180. The Board agreed that a larger palm would be appropriate and authorized the purchase of a palm tree of maximum height that can be obtained and installed for up to $ 500.

02. Newsletter: Janet Magnuson updated the Board on the upcoming September newsletter publication. The dead line for submissions is August 15.

03. Lake Restoration: There was no report.

04. Finance: It was noted that a written June financial report was previously provided to Board members for review. Paul Duva presented the Treasurer's Report. Individual Board members requested of management clarification on a number of items in the 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 remains at the accountant for preparation of the required tax returns and the annual Report of Cash Receipts and Expenditures.

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 a demand has been forwarded to the prior Association attorney to return Association funds from the attorney's trust fund. Additionally, the Board directed management to contact the prior attorney to advise the attorney to no longer accept service as Registered Agent. Because there has been no response from E*Trade to the Association's demand to close the amenities account and return the funds to the Association, the matter has been referred to the Association Attorney.

VI. *ARCHITECTURAL APPLICATIONS*

There were none.

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: Dave Leneberg and Richard Gibson updated the Board on the sale of Association owned lots. Mr. Gibson and Mr. Leneberg met with the listing agent and it was suggested based upon comparable lot sales that the listing price of the Shadow Run Blvd. lot be lowered. On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board lowered the listing price of the Shadow Run Blvd. lot to $ 44,900.**

02. Web Site: Dave Leneberg updated the Board on the web site. Mary O'Malley of Three Palms Web Design addressed the Board on set up of a replacement web site. On **MOTION** by Dave Leneberg, duly seconded, and upon unanimous agreement, **the Board approved Three Palms as the contractor for the new web site.** The Manager will provide Association and Management contact and billing information to Ms. O'Malley**.**

VIII. *NEW BUSINESS*

01. Mini Grants: Janet Magnuson updated the Board on the recently obtained Mini Grant as well as upcoming Grants offered by the County. A written report was provided. One of the two message boards for the entrances has been partially installed but the remainder of the message board installation has stalled with the current contractor. A **MOTION** by Dave Leneberg **that Janet Magnuson be authorized to find a qualified person to finish up installing signage boards on the East and West entrances was duly seconded and unanimously approved by the Board.** Ms. Magnuson is awaiting reimbursement for the back hoe utilized on the community clean-up day and the costs of the message boards. Management will immediately process the request. Ms. Magnuson is looking into options for future grants.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:55 PM.

Approved by the Board on August 16, 2010