BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
December 13, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, December 13, 2010 called to order at 7:00 pm by David Leneberg, President, at the Riverview Public Library, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Charles Delarosa, David DeVelder, Paul Duva, Richard Gibson, David Leneberg, Janet Magnuson, and Walter Seely.
Members Not Present: Rose Lynn Greene and Heather Stiller

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the November 15, 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 and reported that entrance lighting looks great. Mr. Gibson thanked the Board members and spouses who helped decorate the entrances. Help will again be needed following New Years to remove and store the decorations. Richard will email the Board members the time for this task.

02. Newsletter/Events: Janet Magnuson provided a written report. Submission deadline is January 20, 2011 for a newsletter publication the beginning of February. Shadow Run has been awarded a $ 2500 County mini-grant for entrance signage and resident Carolyn Leneberg is obtaining sign quotes for Board approval. Volunteers are needed this holiday season for selecting home decorating and lighting award winners.

03. Finance: Paul Duva, Treasurer, reported that a written November financial report was previously provided to Board members for review. Management was requested to reclassify a particular holiday decorating expense.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management previously provided the Board a written report on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. Mr. Gibson noted that a particular violation on the list has been corrected.

03. On -Going Legal Actions: Outside of collection matters, there are no legal actions to report.

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VI. *ARCHITECTURAL APPLICATIONS*

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

01. 11511 Heron Hills Install 4' High Trash Can Enclosure in White Vinyl Fencing & Install 6' White Vinyl Fence in Rear Yard per Plans submitted

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: Mr. Gibson reported that there continues to be requests concerning the lots, however, interest is lost when inquiring about the wetlands on the lots.

02. Changing of Bank: David Leneberg reported that he hopes to have the change finalized by the end of the year.

VIII. *NEW BUSINESS*

01. Fire Hydrants: Walt Seely informed the Board that he is researching the process and options to obtain fire hydrants on the west side of the community. It is necessary to determine community interest and final costs. An article in the February newsletter will poll for community interest.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:19 PM.

Approved by the Board on January 10, 2011