BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
October 18, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, October 18, 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, David Leneberg, Janet Magnuson, Walter Seely and Heather Stiller.
Members Not Present: Rose Lynn Greene

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the September 20, 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. Irrigation repairs are on-going.

02. Newsletter/Events: Janet Magnuson provided a written report. Submission deadline is November 15 for a newsletter publication the first week of December. Ms. Magnuson updated the Board on the upcoming Halloween event. Volunteers are needed for the kiddie games.

03. Lake Restoration: There was no report. Mr. Leneberg suggested to the Board that it is now time to seek funds from the County for lake restoration. The Manager reported that the County was recently seen spraying the lake for mosquito control.

04. Finance: Paul Duva, Treasurer, noted that a written September financial report was previously provided to Board members for review.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters. Regarding accounting, the Manager reported that the Attorney trust funds from the former HOA attorney, Patricia Lieb, have been received.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. The Manager was asked to check closely for curb edging compliance.

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

VI. *ARCHITECTURAL APPLICATIONS*

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

01.	**11902 Shadow Run**	Re-shingle Roof
02.	**11306 Sandpine**	Re-Shingle Roof
03.	**13001 Shadow Run**	Repaint the Home

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: There was no report.

02. Web Site: David Leneberg updated the Board on the web site. Management is reviewing the Architectural portion of the site for completeness and availability of updated forms.

VIII. *NEW BUSINESS*

01. Changing of Bank: The Manager discussed with the Board the services of the Association Services Division of BB&T Bank in consideration of possibly changing banks.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:25 PM.

Approved by the Board on November 15, 2010