BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
February 15, 2010

I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 15, 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, Richard Gibson, Rose Lynn Greene, Dave Leneberg, Janet Magnuson and Heather Stiller
Members Not Present: Patricia Henry, Mike Kappaz and Caryn Magherusan

III. *PREVIOUS MINUTES*

On **MOTION** by Dave Develder, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the January 11, 2010 regular Board Meeting and approved the minutes as presented.**

IV. *REPORTS OF COMMITTEES*

01. Common Grounds: Richard Gibson provided a written report and updated the Board on the maintenance of common grounds, reporting that new flags were placed at both entrances. Mr. Gibson expressed thanks to a new neighbor for assisting with graffiti removal at the western entrance. The Sheriff was called.

02. Welcome: Mr. Leneberg reported that Ms. Stamper had contacted him and wishes to inform the Board that she will no longer be able to serve on the committee.

03. Newsletter: Janet Magnuson updated the Board on Newsletter activities. A written report was provided. The deadline for submission for the April newsletter is March 8, 2010. The Easter egg hunt is scheduled for 10:00 AM, Saturday, April 3.

04. Lake Restoration: Rose Lynn Greene updated the Board on the activities of the Lake Committee. Quotes are being sought for floating island removal. Two companies contacted have declined quoting. One quote has been obtained.

05. Finance: It was noted that a written January financial report was previously provided to Board members for review.

V. *MANAGEMENT REPORT*

01. **Collections:** Management updated the Board on collection matters.

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 E*Trade has requested a letter listing Board members authorized account access. There is no update on the Burger matter.

VI. *ARCHITECTURAL APPLICATIONS*

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

01. 11312 Tralee Repaint Exterior
02. 11916 Sugarberry In ground Pool/ Screen Pool Enclosure/Pool House
03. 11916 Sugarberry New Mailbox

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: A written report was provided the Board regarding brokerage efforts to sell HOA owned lots.

02. **Website**: The Board still seeks a replacement contractor.

VIII. *NEW BUSINESS*

01. On **MOTION** by Heather Stiller, duly seconded, and upon unanimous agreement, **the Board approved the process for the notice of meeting and election of Directors for the annual membership meeting,** generally adopting procedures outlined in Chapter 718, Florida State Statutes, excepting that the proxy will be a proxy ballot rather than providing the membership a separate, secret ballot from the Proxy.

02. On **MOTION** by David Develder, duly seconded, and upon unanimous agreement, **the Board adopted the 2010-2011 operating budget to include a $ 200.00 per lot assessment and approved the presentation of the budget to the membership for formal approval at the Special Membership Budget meeting to be held March 15, 2010.**

IX. *ADJURNMENT*

On **MOTION** by Dave Develder, duly seconded, and upon unanimous agreement, **the meeting was adjourned** at 7:52 PM.

Approved by the Board on March 15, 2010,