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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, November 15, 2010 called to order at 7:00 pm by David Leneberg, President, at 11305 Loch Lomond Drive, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

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

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the October 18, 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. Volunteers are needed for installation of holiday decorations in the common grounds.

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 recent Fall Festival and announced the winners of the costume contest.

03. Lake Restoration: Rose Lynne Greene reported that action continues to address the lake condition.

04. Finance: Paul Duva, Treasurer, reported that a written October financial report was previously provided to Board members for review and reported that no discrepancies were noted.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations.

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. 12006 Shadow Run Install 4' high Garden Fence
02. 12510 Wexford Hills Paved Sitting Area in Rear Yard
03. 12004 Shadow Run New Construction House Paint Color (Change From Earlier Approved Submission)

VII. *UNFINISHED BUSINESS*

01. Sale of Lots: There was no report.

02. Changing of Bank: A **MOTION** by David Leneberg **that the Association move accounts to BB&T subject to further clarification of certain charges, mailing addresses, and other minor things being resolved to the satisfaction of David Leneberg, Richard Gibson, Paul Duva, Heather Stiller and Manager Ron Trowbridge**, was duly seconded and **approved unanimously by the Board**.

VIII. *NEW BUSINESS*

01. Self Help Remedy: Richard Gibson addressed the Board regarding his concern for the HOA taking self help action on non-compliant violations without full authorization of the Board. The Board discussed the concern.

IX. *ADJURNMENT*

On **MOTION** by Walter Seeley, duly seconded, **the Board unanimously agreed to adjourn the meeting at 7:24 PM.**

Approved by the Board on December 13, 2010