BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
July 18, 2011

I. *CALL TO ORDER*

Regular Board Meeting: Monday, July 18, 2011 called to order at 7:00 pm by David Leneberg, President, at the Hillsborough County Computer Lab, 6219 Symmes Road, Gibsonton, Florida.

II. *ROLL CALL* - Quorum Present

Members Present: Charles DelaRosa, David DeVelder, Richard Gibson, David Leneberg, Janet Magnuson, Don McCann, James Petosky and Walter Seely
Members Not Present: Rose Lynn Greene

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the June 20, 2011 regular Board Meeting and approved the minutes as presented. The Board reviewed the amended meeting minutes of the May 16, 2011 regular meeting and unanimously confirmed approval of the minutes.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Mr. Gibson reported that the County has been mowing right of ways.

02. Newsletter: Mrs. Magnuson reported that the next newsletter is scheduled for distribution the first week of August. The next newsletter is scheduled for October with a submission deadline of September 15, 2011.

03. Finance: The Manager's financial report for the period ending June 30, 2011 was previously provided the Board for review. Treasurer Don McCann asked the Manager to check into a late fee charge and a pre-paid account. Mr. McCann asked that he be provided copies of legal invoices and the Attorney engagement letter. Richard Gibson of the Legal Committee distributed a handout regarding legal expenses. The Manager reported that the accountant's report is due at the end of the month and he will provide Janet Magnuson a text for insertion into the newsletter to inform owners that the Accountant's report is available. The Manager will ensure that draft reports are so marked.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: The Manager updated the Board on collection matters. The Manager reported that he is still awaiting the Accountant's response for an alternate procedure of accounting for HOA owned lots and expects such answer will be addressed as part of the pending Accountant's Year End Report.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. The Owner of the lot at 12503 Lake Hills will be invited to address the Board regarding the overgrown lot within 15 feet of the curb as well as the persistent lack of edging along the curb.

VI. *ARCHITECTURAL APPLICATIONS*

01. It was noted that the request for **tree removal approval at 12911 Shadow Run was not required** as the trees are under the threshold for County permit.

02. On **MOTION** made, duly seconded, and with an Abstention by home owner applicant and Board member Richard Gibson, the **Board approved the installation of a 6 foot wood fence and black vinyl coated chain link fence at 11301 Loch Lomond.**

VII. *UNFINISHED BUSINESS*

01. On **MOTION** by Richard Gibson, duly seconded, **the Board, upon a vote of six FOR and two (McCann and DelaRosa) AGAINST, approved the renewal of the Shades of Green contract.**

VIII. *NEW BUSINESS*

01. Walt Seely updated the Board on his findings regarding the installation of fire hydrants by the County. The charge per lot could be as high as $ 7,500. David Leneberg and Walt Seely reported to the Board that the recent home fire remained under investigation and a copy of the Fire Marshal's report will be obtained from the homeowner. Additional information on the fire will be collected and an article in the newsletter may be forthcoming. Jim Petosky volunteered to assist Walt Seely with this project.

02. Due to time constraints, the Board tabled consideration of a proposed procedure for owners addressing the Board on agenda items and will address the item at the next meeting.

03. Jim Petoskey volunteered to seek an alternate meeting location site.

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:53 PM.

Approved by the Board on September 19, 2011