# BOARD OF DIRECTORS MEETING
# SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
# MINUTES
# February 21, 2011

## I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 21, 2011 called to order at 7:20 pm by David Leneberg, President, at the Riverview Civic Center, Riverview, Florida. It was noted that the County Parks attendant did not arrive to unlock the facility until 7:17 PM.

## II. *ROLL CALL* - Quorum Present

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

## III. *APPROVAL OF MINUTES*

On **MOTION** made and duly seconded and upon unanimous agreement, **the Board waived the reading of the minutes of the January 10, 2011 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. A GFI receptacle in the east marquis sign seems to be shorting out. Mulch has been added to the entrances and palms trimmed.

**02. Newsletter/Events**: There was no report.

**03. Finance:** Mr. Duva submitted a written report. It was noted that the financial report for the period ending January 31, 2011 had been previously provided the Board for review.

**04. Fire Hydrants:** Walter Seely updated the Board on the initiative to possibly obtain County fire hydrants in the subdivision.

## V. *MANAGEMENT REPORT*

**01. Collections and Accounting:** The Manager 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

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## VI. *ARCHITECTURAL APPLICATIONS*

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

**01. 12510 Wexford Hills** Re-shingle roof
**02. 12819 Shadow Run** Replace Existing 6' Wood Fence with 6' Vinyl Fence

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

**03. 11202 Leprechaun** Landscaping Upgrade

The Board agreed that according to the Declaration, the proposed repainting of the driveway at 12106 Timberlake did not require Board approval.

## VII. *UNFINISHED BUSINESS*

**01. Sale of Lots**: Mr. Gibson informed the Board there was nothing new to report

## VIII. *NEW BUSINESS*

**01.** On A **MOTION** made by David Leneberg, duly seconded, **the Board unanimously approved a homeowner requested payment plan for a delinquent account in lieu of HOA Foreclosure.**

**02.** On A **MOTION** made by David Leneberg, duly seconded, **to install no soliciting signs at both the east and west entrances failed to carry** by a vote of Two FOR and Four, (Delarosa, DeVelder, Gibson, Stiller) AGAINST. It was noted during discussion that one of the signs would have been donated by Management, leaving the cost to install both at $ 105.00. However, in discussion it was recognized that the signs may not be enforceable.

**03.** On A **MOTION** made by David Leneberg, duly seconded, **the Board unanimously agreed to suspend the neighborhood Directory publication.** It was noted in discussion that recent State Statutes restrict Associations from publishing anything but owner name and address and that both items are readily available on line in County records.

**04.** On A **MOTION** made by David Leneberg, duly seconded, **the Board unanimously adopted the Board's proposed YR 2011/2012 budget as amended and agreed to present the budget for membership approval at the March 21, 2011 Special Membership Meeting for Adoption of the Budget.** The annual assessment for the fiscal year will remain at $ 200.00.

**05.** On A **MOTION** made by David Leneberg, duly seconded, **the Board unanimously adopted the procedure of the prior two years which has included in the first meeting notice for the Annual Membership meeting, a notification form for interested members to submit their name for addition onto the ballot for the election of directors at the upcoming May Annual Membership Meeting.**

## VIII. *ADJURNMENT*

On A **MOTION** made by Walter Seely, duly seconded, **the Board unanimously agreed to adjourn the meeting at 8:10 PM.**

**Approved by the Board on March 21, 2011**