BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
June 20, 2011

I. *CALL TO ORDER*

Regular Board Meeting: Monday, June 20, 2011 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, Richard Gibson, Rose Lynn Greene, David Leneberg, Janet Magnuson, Don McCann, James Petosky and Walter Seely
Members Not Present: None

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the May 16, 2011 regular Board Meeting and approved the minutes as amended to reflect the name of the unit owner whose account balance owed was written off by bankruptcy.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Mr. Gibson reported that burnt bulbs have been replaced at the entrances and irrigation repaired.

02. Newsletter: Mrs. Magnuson reported that the article submission deadline is mid-July for the next publication scheduled for August.

03. Finance: Mr. McCann reported that the financial report for the period ending May 31, 2011 had been previously provided the Board for review along with Manager's response to earlier questions from the Treasurer. The Manager added that the fiscal YR end report for the fiscal period ending April 30, 2011 has been forwarded to the Accountant.

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.

VI. *ARCHITECTURAL APPLICATIONS*

01. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously approved the installation of an in-ground pool & screened enclosure at 11508 Heron Hills.**

02. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously approved the replacement of a wooden fence at 11304 Burberry.**

03. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously approved the repainting of the home at 11202 Killearn Ct.**

04. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously approved the roof re-shingle and lanai re-screen at 12116 Timberlake.**

05. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously approved the replacement of siding and repainting of the home at 12310 Shadow Run.**

VII. *UNFINISHED BUSINESS*

01. Following confirmation by Management of the application process for the signage, on **MOTION** by David DeVelder, duly seconded, **the Board unanimously approved the new Entrance Signs lettering as presented by Janet Magnuson.** It was noted that the entire cost except tax will be reimbursed by the County per the Grant obtained on behalf of the Association by Janet Magnuson.

VIII. *NEW BUSINESS*

01. On **MOTION** by David DeVelder, duly seconded, **the Board unanimously approved the Records Inspection Policy as presented by Management.**

02. The Board discussed the pending renewal of the Commercial Insurance Policy and no change to common property listed was offered.

03. A **MOTION** by Richard Gibson, duly seconded, **to renew the Shades of Green Landscaping contract failed to carry.** Mr. DelaRosa suggested his firm be used instead for the service. The Manager informed the Board that the use of a Director's firm may be in violation of State Statute in that Directors may not financially gain from any service to the Association. The Manager was requested to confirm such State Statute before the next meeting. On **MOTION** by Janet Magnuson, duly seconded, and upon a vote of seven (7) FOR with two (DeVelder and McCann) ABSTENSIONS, **the Board agreed to continue the Shades of Green contract on a month to month basis until such time the Board determines to either renew the Shades of Green contract or engage an alternate firm**

IX. *ADJURNMENT*

There being no further business, the meeting was adjourned at 7:51 PM.

Approved by the Board on July 18, 2011