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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, March 21, 2011 called to order at 7:00 pm by David Leneberg, President, at the Riverview Civic Center, Riverview, Florida.

II. *ROLL CALL* - Quorum Present

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

III. *APPROVAL OF MINUTES*

On **MOTION** made by Walt Seely, duly seconded, and upon unanimous agreement, **the Board waived the reading of the minutes of the February 21, 2011 regular Board Meeting and approved the minutes as amended to reflect in paragraph IV.01 that a GFI receptacle was shorting out.**

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 has been repaired. Broken irrigation lines and heads have been repaired. Flags have been replaced at both entrances and the west flag pole repaired. The Board discussed replanting options to replace freeze damaged plantings at the entrances. A quote has been obtained for landscape replacement, including the replacement of two roebellini palms.

02. Newsletter/Events: There was no report.

03. Finance: Mr. Duva reported that the financial report for the period ending February 28, 2011 had been previously provided the Board for review.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: The Manager updated the Board on collection matters. A **Motion** by Richard Gibson, duly seconded to amend the receivables report to delete amounts due on two of the HOA owned lots and account for such amounts in a different manner was duly seconded. A **Motion** by Walt Seely, duly seconded, **to lay the motion on the table until such time as a ruling from the Accountant can be obtained was approved by the Board.**

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. Management confirmed that the violation remedy period is 15 days per the Declaration.

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VI. *ARCHITECTURAL APPLICATIONS*

On **MOTION** made by Richard Gibson, duly seconded, **the Board on a vote of six FOR and one (DeVelder) AGAINST, approved the following Architectural Approval request:**

01. 11203 Egret Nest Replace or repair 6' wood fence & paint sky grey

On **MOTION** made by Richard Gibson, duly seconded, **the Board with one (Duva) EXEMPTION, approved the following Architectural Approval request:**

02. 11306 Loch Lomond Install 12' x 12' shed in utility yard (Duva)

VII. *UNFINISHED BUSINESS*

There was no unfinished business

VIII. *NEW BUSINESS*

There was no new business

VIII. *ADJURNMENT*

On A **MOTION** made by Walter Seely, duly seconded, **the Board unanimously agreed to adjourn the meeting at 7:17 PM.**

Approved by the Board on April 18, 2011