BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
May 16, 2011

I. *CALL TO ORDER*

Regular Board Meeting: Monday, May 16, 2011 called to order at 6:45 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, Paul Duva, Richard Gibson, Rose Lynn Greene, David Leneberg, Janet Magnuson and Heather Stiller. Walter Seely (at 6:49 PM)
Members Not Present: None

III. *APPROVAL OF MINUTES*

Upon unanimous agreement, **the Board waived the reading of the minutes of the April 18, 2011 regular Board Meeting and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Finance: Mr. Duva reported that the financial report for the period ending April 30, 2011 had been previously provided the Board for review. The Manager added that the fiscal YR end report for the fiscal period ending April 30, 2011 is being prepared for forwarding to the Accountant.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: The Manager updated the Board on collection matters. The Manager reported that he is awaiting the Accountant's response for an alternate procedure of accounting for HOA owned lots. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously agreed to write off $ 5,270.34 in legal defense expenses from Gottfired Burger's account due to bankruptcy of the homeowner.** The fees related to the defense against a lawsuit which was withdrawn. The association attorney advised that the expenses were unrecoverable due to the bankruptcy.

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 a 6' white vinyl and chain link fence at 11203 Mist Moor.**

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02. On **MOTION** by Walt Seely, duly seconded, **the Board on a vote of eight (8) FOR and one (1) (Gibson) AGAINST approved the erection of wood lattice trellis at the front of the home at 11211 Leprechaun**

VII. *UNFINISHED BUSINESS*

There was no unfinished business

VIII. *NEW BUSINESS*

There was no new business.

IX. *ADJURNMENT*

On **MOTION** by Walt Seely, duly seconded, the **Board unanimously agreed to adjourn at 7 PM.**

Approved by the Board on June 20, 2011