BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
September 19, 2011

I. *CALL TO ORDER*

Regular Board Meeting: Monday, September 19, 2011 called to order at 7:06 pm by David Leneberg, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The call to order was delayed by the late arrival of the Park employee to open the facility.

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 amended minutes of the July 18, 2011 regular Board Meeting as well as the minutes of the regular Board Meeting of August 15, 2011, and approved both minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Mr. Gibson reported that the Florida Department of Transportation sidewalk installation has been competed along McMullen Road. Also, the concrete cap balls have been replaced at the top of the entrance wall columns at the east side.

02. Newsletter/Mini-Grants: Mrs. Magnuson reported that the submission cutoff date for the November newsletter will be the second week of October. There was no update regarding mini-grants.

03. Finance: The Manager's financial report for the period ending August 30, 2011 was previously provided the Board for review. Treasurer Don McCann reported that the Board was copied on questions and answers regarding the report.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: The Manager updated the Board on collection matters and provided the Board a copy of the Accountant's response regarding special accounting of HOA for-sale lots. On motion by Richard Gibson, duly seconded and upon a vote of seven FOR and one (Leneberg) AGAINST, the Board elected to carry the lots as Land Assets and treat assessments in similar manner as the boat ramp lot.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. A written update was previously provided the Board. It was suggested that County Code Enforcement be notified of overgrown lots. The Manager was informed of violations observed by Board Members. On **MOTION** by Don McCann, duly seconded, **the Board unanimously agreed to have a contractor mow the overgrown lot at the vacant home at 11916 Shadow Run Blvd and invoice the owner.** On **MOTION** by Janet Magnuson, duly seconded, **the Board unanimously agreed to engage the services of Mr. DelaRosa's lawn service company to perform the self-help mowing of 11916 Shadow Run Blvd at a discounted price of $ 50.**

03. <u>Insurance Update:</u> The Manager informed the Board a less costly replacement for the existing D&O insurance policy has been bound and a copy of the declaration will be provided Board Members

VI. *ARCHITECTURAL APPLICATIONS*

01. On individual **<u>MOTIONS</u>** by Richard Gibson**,** each duly seconded, the **Board unanimously APPROVED the following Architectural Review Board requests:**

a. Install 6' vinyl fence in rear yard to establish a utility yard. - 12002 Shadow Run
b. Plant Elm trees in front yard - 11914 Sugarberry
c. Erect 10' x 14' x 7' aluminum shed in utility yard – 11914 Sugarberry
d. Concrete driveway expansion - 11208 Leprechaun
e. Repaint of Home – 12303 Shadow Run Blvd
f. Replacement of existing pool screen enclosure with bronze aluminum screen enclosure and ground level modifications to pool decking - 12506 Wexford Hills

02. On **<u>MOTION</u>** by Richard Gibson**,** duly seconded, the **Board upon a vote of Six FOR and Two (DelaRosa and Develder) AGAINST, DISAPPROVED the request for the erection of a large metal outbuilding for storage,** 20' x 26' – 11305 Tralee.

03. On **<u>MOTION</u>** by Richard Gibson**,** duly seconded, the **Board unanimously DISAPPROVED the request for Driveway widening and tree removal** - 11305 Tralee, citing the requirement for additional plan detail information.

VII. *UNFINISHED BUSINESS*

01. Walter Seely and Jim Petosky updated the Board on options regarding the installation by the County of subdivision fire hydrants. Additional guidance will be sought from the Fire Marshal.

02 A motion to install No Soliciting Signs at the entrances failed to carry. On **<u>MOTION</u>** by Don McCann, duly seconded, **the Board on a vote of Six FOR and Two (Magnuson and Seely) AGAINST, approved the reimbursement of Mr. McCann for the purchase and installation of replacement Deed Restricted Community signs at the west entrance at a cost not to exceed $ 105.**

VIII. *NEW BUSINESS*

01. Jim Petosky updated the Board on his search for possible new location for future Board meetings. Mr. Petosky suggested the next budget provide for meeting room expenses.

02. Mr. Petosky updated the Board on pending nearby zoning changes and provided a suggested draft letter for distribution by individual concerned homeowners to appropriate zoning authorities.

03. The Board discussed the draft of a Board welcome letter to be included in the welcome package

IX. *MEMBER COMMENTS ON AGENDA ITEMS*

Members addressed the Board on Agenda Items.

X. *ADJURNMENT*

On MOTION by Richard Gibson, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:34 PM.

Approved by the Board on October 17, 2011