BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
October 17, 2011

I. *CALL TO ORDER*

Regular Board Meeting: Monday, October 17, 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*

On **MOTION** by Richard Gibson, duly seconded, **and upon a vote of eight (8) FOR and one (1) (Petosky) AGAINST, the Board waived the reading of the minutes of the September 19, 2011 regular Board Meeting and approved the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Richard Gibson reported that the Deed Restricted Community signs at the west entrance were replaced by volunteers Don McCann and Jim Petosky.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. The submission cutoff date for the December newsletter will be November 15, 2011. A County grant check for $ 2500 was received as reimbursement for the new entrance sign letters. The County should notify the HOA by the end of October regarding the grant application for carnival games. The Halloween Trick or Treat Street will be Monday, October 31 from 6-8 PM with set up and cleanup from 5-9 PM. Volunteers are greatly needed. A hayride may be possible.

03. Finance: The Manager's financial report for the period ending September 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. The Attorney will be asked to provide a revised plan for collections of a seriously past due owner.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations. The Manager was informed of violations observed by Board Members including the observation that there are numerous trees along Shadow Run Boulevard with branches hanging very low over the street as to infringe on traffic clearance. On **MOTION** by Rose Lynne Greene, duly seconded, **the Board unanimously agreed to have a contractor mow the overgrown lot at the vacant home at 11310 Tralee and invoice the owner.** On **MOTION** by Janet Magnuson, duly

seconded, **and upon a vote of seven (7) FOR , one (1) (Petosky) AGAINST with one (1) ABSTENTION (DelaRosa, the contractor) the Board agreed to engage the services of Mr. DelaRosa's lawn service company to perform the self-help mowing of 11310 Tralee at a discounted price of $ 50.**

VI. ***ARCHITECTURAL APPLICATIONS***

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

a. Re-shingle home - 12603 Shadow Run
b. Replace dilapidated wood fence with like style, painted cream to match the house and to repaint the home in the same cream color with brown trim. – 12116 Timberlake

02. On **MOTION** by David Develder**,** duly seconded, **the Board unanimously APPROVED the request for the installation of a screen enclosure at the front entrance** – 11202 Killearn.

VII. ***UNFINISHED BUSINESS***

01. Jim Petosky updated the Board regarding the re-zoning request before the County for Balm – Riverview Road. Mr. Petosky reminded members that the hearing by the Zoning Master is December 12, 2011 and that the postmark deadline for letters of objections is December 5, 2011.

VIII. ***NEW BUSINESS***

There was no new business.

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 8:07 PM.**

Approved by the Board on November 21, 2011