BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
AUGUST 20, 2012

I. *CALL TO ORDER*

Regular Board Meeting: Monday, August 20, 2012 called to order at 8:00 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida. The meeting was called to order immediately following the special membership meeting for confirmation of Revitalization of the Declaration.

II. *ROLL CALL* - Quorum Present

Members Present: Ron Dean, Charles DelaRosa, David DeVelder, Stan Klos, Don McCann, Steve McDermott, James Petosky, and Walter Seely

Members Not Present: David Leneberg

III. *APPROVAL OF MINUTES*

01. On **MOTION** by Walter Seely, duly seconded by Charles DelaRosa, and upon unanimous agreement, the **Board agreed to waive the reading of the minutes of the July 16, 2012 regular Board Meeting and approve the minutes as presented.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Mr. Petosky shared with the Board community concerns he has received regarding the invasive Tegu Lizard population throughout the subdivision. The Board determined at this time that newsletter notices would be the first means of advising the community about the lizard problem and possible danger to pets. The Manager continues to coordinate with the insurance carrier of the driver who crashed into and damaged the east side monument wall. The Manager updated the Board on the work order with TECO Engineering to look into increasing the wattage of lights along the top of the dam. Jim Petosky informed the Board that Janet Magnuson is working on a grant application to purchase cameras to record activity within the common grounds of the dam. The Manager presented the Board a quote for the replacement of the dead palm tree at the west entrance and in response, on **MOTION** by Stan Klos, duly seconded by Charles DelaRosa, **the Board unanimously agreed to have the Manager obtain an additional quote for replacement of the dead palm tree.**

02. Newsletter There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending July 31, 2012. Mr. McCann, Treasurer, reported on his review of the financial report and informed the Board that he found no matters of concern at this time. On **MOTION** by Don McCann, duly seconded by David Develder, **the Board unanimously agreed to mail the membership the statutory notice that the Accountant's Report for the year 2011 is available to the membership upon request.**

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters.

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations for Board review and follow up.

VI. ***ARCHITECTURAL APPLICATIONS***

01. On **MOTION** by Stan Klos, duly seconded, and upon a vote of seven (7) FOR and one (1) (Dave Develder) AGAINST, t**he Board, after meeting with the lot owners, tabled a decision on the approval of the new construction of a mother in law building at 12701 Silver Pine, citing the need to receive copies from Management of recently submitted additional plans and specifications.**

02. **The Board unanimously approved the roof re-shingle of 12508 Wexford Hills.**

03. **The Board unanimously approved the roof re-shingle of 12104 Timberlake.**

VII. ***UNFINISHED BUSINESS***

There was no unfinished business.

VIII. ***NEW BUSINESS***

01. Mr. Petosky updated the Board regarding Association efforts to revitalize the Declaration and thanked Stan Klos, Ron Dean, Richard Gibson, Don McCann and Helen Petosky for their support and efforts in obtaining proxies for the measure. The Board thanked Jim Petosky for his efforts as well.

02. Mr. Petosky again reported that the appointment of an Architectural Review Board remains an open item and volunteers are needed. It was suggested in discussion that a flyer be sent to the membership or a notice be included in the newsletter.

IX. ***MEMBER COMMENTS ON AGENDA ITEMS***

There were no comments by Homeowners regarding agenda items.

X. ***ADJURNMENT***

There being no further business, the meeting was adjourned at 8:57 PM.

Approved by the Board September 17, 2012