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

I. *CALL TO ORDER*

Regular Board Meeting: Monday, February 20, 2012 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, and Walter Seely.

Members Not Present: James Petosky

III. *APPROVAL OF MINUTES*

A **MOTION** by Walt Seely, duly seconded, **to waive the reading of the minutes of the January 9, 2012 regular Board Meeting and approve the minutes as presented was unanimously approved by the Board.**

IV. *COMMITTEE REPORTS*

01. Common Areas: Richard Gibson updated the Board regarding common area maintenance. Entrance palms have been trimmed and cold weather damaged plants pruned as necessary. Also, rose bushes were trimmed and pruned.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. The submission deadline for the April Shadow Runner newsletter is March 15 with publication planned for the first week of April, 2012. The Letter of Understanding from the County regarding the mini-grant has been executed and carnival games can now be ordered. An additional, mid-term report is required by the County. An Easter event committee is meeting to upcoming community activities.

03. Finance: Management previously provided Directors the financial report for the period ending January 31, 2012. Mr. McCann requested additional information from management regarding homeowner accounts with credits. Late fee income for the period will be reallocated from the incorrect interest account.

V. *MANAGEMENT REPORT*

01. Collections and Accounting: Management updated the Board on collection matters and recommended HOA foreclosure be filed on liens being held for multiple years against four lots. On **MOTION** by Richard Gibson, duly seconded by Walt Seely, and upon unanimous agreement, **the Board voted that instead of filing foreclosure at this time, to notice the lot owners that a payment plan would be offered whereby the debtor would be able to pay the full balance owed over a 12 month period provided the lot owner responded affirmatively within 30 days of such written offer by the Association**. On **MOTION** by Don McCann, duly seconded, **the Board unanimously agreed to file foreclosure against a particular lot which in addition to assessments and current legal collection fees, still owes legal fees and costs from collection actions of a prior attorney.**

02. Open Deed Restriction Violations: Management provided a listing of open deed restriction violations.

VI. *ARCHITECTURAL APPLICATIONS*

On **MOTION** by Richard Gibson**,** duly seconded, **the Board approved the following Architectural Review Board Requests:**

a. Repainted Home – 11302 Hoot Owl
b. Repaint Home - 12006 Shadow Run
c. Complete Utility Yard with Wall & Fence – 11302 Hoot Owl

VII. *UNFINISHED BUSINESS*

01. Neighboring Zoning Changes: There was no report.

02. Budget. The Board reviewed the proposed YR 2012/13 Budget proposed by Don McCann, Treasurer. On **MOTION** by Richard Gibson, duly seconded, and upon unanimous agreement, **the Board adopted the proposed budget as amended to reflect a balanced budget by reducing the amount previously allocated to lake maintenance and applying such to the previously projected deficit.** The Budget will be presented to the membership for formal approval at the Special Budget Meeting scheduled for March 19, 2012. The annual assessment of $ 200 will be due May 1, 2012.

VIII. *NEW BUSINESS*

The Board was informed of the requirement by State Statute to revitalize the governing documents. The Attorney is drafting the required documentation and the matter will be discussed at the next Board meeting.

IX. *MEMBER COMMENTS ON AGENDA ITEMS*

No Member addressed the Board.

X. *ADJURNMENT*

There being no further business, the meeting was adjourned at 8:15 PM.

Approved by the Board on March 19, 2012