BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
OCTOBER 15, 2012

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, October 15, 2012 called to order at 7:04 pm by Stan Klos, Vice President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ***ROLL CALL*** - Quorum Present
Members Present: Charles DelaRosa, David DeVelder, Stan Klos, David Leneberg
Don McCann and Walter Seely
Members Not Present: Ron Dean, Steve McDermott, and James Petosky
Committees Present: Janet Magnuson (Newsletter, Grants & Events)

III. ***APPROVAL OF MINUTES***
01. On **MOTION** by Walter Seely, duly seconded, and upon unanimous agreement, the **Board agreed to waive the reading of the minutes of the September 17, 2012 regular Board Meeting and approve the minutes as presented.**

IV. ***COMMITTEE REPORTS***
01. Common Areas: The dead palm tree at the West entrance has been replaced and an 18 month warranty is in effect. The Manager continues to coordinate with the insurance carrier of the driver who crashed into and damaged the east side monument wall. A wall damage inspection was required by the County and additional repair quotes are being obtained. A contract from TECO for upgraded lighting at the Dam is forthcoming. An additional pole and light fixture may be necessary to better illuminate the eastern end of the dam fence.

02. Newsletter/County Grant: Janet Magnuson provided an oral report. The newsletter is in final print and the Manager will forward approved September Board meeting minutes to Janet for inclusion in the newsletter. The County is expected to advise the Association in the coming week if the grant request for surveillance cameras was approved.

03. Finance: Management previously provided Directors the financial report for the period ending September 31, 2012. Having just received the report last Friday, Mr. McCann, Treasurer, is reviewing the report.

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 David Develder, duly seconded, **the Board unanimously approved the presented conceptual plans by 11201 Meadow Moor for an addition to the home.** The owner will present a formal request for approval of the addition, along with plans, at a future date.

02. On **MOTION** by Stan Klos, duly seconded, and upon a vote of four FOR and two (McCann and DelaRosa) AGAINST, **the Board agreed to obtain a legal opinion regarding the guest house construction at 12701 Silver Pine.** The Board discussed screening of the structure with vegetation. The homeowner was asked to provide such information regarding screening at the next Board meeting.

VII. ***UNFINISHED BUSINESS***

01. There was no update for the Document Revitalization project. The submission remains at the State level for their review.

02. The Board thanked Carolyn Leneberg for her excellent coordination of the community yard sale.

03. Chuck DelaRosa updated the Board on plans for the Halloween festival.

04. Stan Klos remains actively looking into modification of electrical outlets at the west entrance.

VIII. ***NEW BUSINESS***

The Board was informed that a new US flag is needed at the west entrance.

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

Homeowners in attendance were allowed to address the Board on agenda items.

X. ***ADJURNMENT***

On **MOTION** by David Develder, duly seconded**, the Board unanimously agreed to adjourn the meeting at 8:44 PM.**

Approved by the Board November 19, 2012