BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
JUNE 18, 2012

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, June 18, 2012 called to order at 7:00 pm by James Petosky, President, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida.

II. ***ROLL CALL*** - Quorum Present
Members Present: Ron Dean, Charles DelaRosa, David DeVelder, Stan Klos, David Leneberg, Don McCann, Steve McDermott, and James Petosky.
Members Not Present: Walter Seely

III. ***APPROVAL OF MINUTES***
01. On **MOTION** by Don McCann, duly seconded by Steve McDermott, and upon a vote of seven (7) FOR with one (1) ABSTENTION (Leneberg), the **Board agreed to waive the reading of the minutes of the May 21, 2012 regular Board Meeting and approve the minutes as presented.**

02. On **MOTION** by Stan Klos, duly seconded by Charles DelaRosa, and upon a vote of seven (7) FOR with one (1) ABSTENTION (Leneberg), the **Board agreed to waive the reading of the minutes of the May 21, 2012 organizational meeting of the Board and approve the minutes as presented.**

03. On **MOTION** by Stan Klos, duly seconded by Don McCann, and upon a vote of seven (7) FOR with one (1) ABSTENTION (Leneberg), the **Board agreed to waive the reading of the minutes of the May 25, 2012 organizational meeting of the Board and approve the minutes as presented**

IV. ***COMMITTEE REPORTS***
01. Common Areas: The Board discussed recent vandalism at the dam, specifically damage by burning to park benches. Options for repair were reviewed. Charles DelaRosa and Stan Klos will look into repair of the damaged benches. James Petosky suggested the Association seek a grant from the County for new benches. The Manager was requested to register the HOA with the County Sheriff for No Trespass authorizations by the Sheriff and obtain the required no trespassing signage for posting at the dam. Steve McDermott volunteered to coordinate with the Sheriff and look into reducing vandalism. The Board discussed mowing at the dam.

02. Newsletter There was no report. James Petosky will meet with Janet Magnuson, editor, to obtain future planned publication dates and submission deadlines.

03. Finance: Management previously provided Directors the financial report for the period ending May 31, 2012. Mr. McCann, Treasurer, updated the Board on legal expenses to date for the State mandated revitalization of the Declaration. Management will confirm the amount reported and contact the attorney for possible projection of future costs. The Board discussed the procedure for the distribution of Bank Statements.

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. On **MOTION** by Don McCann, duly seconded, and upon a vote of seven (7) FOR with one (1) AGAINST (Leneberg), the **Board agreed to mow the overgrown lot of the vacant home at 11916 Shadow Run and charge the owner for such HOA self help.** The Board discussed the condition of lawns. The Manager was requested to write particular homeowners a note about trimming and eradicating grasses along the curb and street at the front of lots.

VI. *ARCHITECTURAL APPLICATIONS*

01. On **MOTION** by Don McCann, duly seconded, and upon a vote of seven (7) FOR with one (1) ABSTENION (Leneberg), t**he Board 11211 approved the removal by 11211 Leprechaun of the dilapidated fence at the rear of the garage and replacement with a 6 foot vinyl fencing painted a matching brown color,**

02. On **MOTION** by Stan Klos, duly seconded, and upon a vote of seven (7) FOR with one (1) ABSTENION (Leneberg), t**he Board agreed on the following determinations for requested modifications to 11211 Leprechaun:**

a. disapproved the removal of oaks except those dead and diseased.
b. approved the removal of ornamentals and other plants and landscaping as listed
c. approved replacement landscaping as listed
d. disapproved the proposed mailbox

03. The Manager reported that the improvements on the lot at 12903 Shadow Run continue without Architectural Board Approval and an attorney letter to cease work has been forwarded. The builder submitted incomplete plans and the Manager has requested a complete application.

VII. *UNFINISHED BUSINESS*

01. Revitalization of Documents: The Manager updated the Board on recent actions by the Organizing Committee to revitalize HOA documents pursuant to State Statutes. The mailing package to the membership for the special membership meeting is ready for final review. The Manager is to provide by the next Board meeting, a projected cost for the revitalization project.

VIII. *NEW BUSINESS*

01. Mr. Petosky reported that the appointment of an Architectural Review Board is forthcoming.

02. Mr. Petosky reported that Steve McDermott has volunteered to assist in common grounds oversight.

IX. *MEMBER COMMENTS ON AGENDA ITEMS*

Homeowners were permitted to comment on agenda items.

X. *ADJURNMENT*

There being no further business, the meeting was adjourned at 8:48 PM.

Approved by the Board July 16, 2012