BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
April 16, 2012

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, April 16, 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, Don McCann, James Petosky, and Walter Seely.
Members Not Present: Janet Magnuson

III. ***APPROVAL OF MINUTES***
On **MOTION** made by David Develder, duly seconded by Walt Seely, and upon a vote of seven FOR and one (McCann) AGAINST, the **Board agreed to waive the reading of the minutes of the March 19, 2012 regular Board Meeting and approve the minutes as presented.**

IV. ***COMMITTEE REPORTS***
01. Common Areas: Richard Gibson updated the Board regarding common area maintenance. Burnt out lights have been replaced at entrances. On **MOTION** made by Richard Gibson, duly seconded by David Develder, and upon a vote of six FOR and two (McCann & DelaRosa) AGAINST, the **Board agreed to renew the Shades of Green Landscaping contract for an additional year effective June 2012.**

02. Newsletter/Mini-Grants: There was no report.

03. Finance: Management previously provided Directors the financial report for the period ending March 31, 2012. Mr. McCann, Treasurer, previously emailed management questions regarding the report. It was noted by Mr. McCann that a number of columns on the past due spreadsheet did not appear to add up. Management will review and correct 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. The Manager was reminded to follow up with apparent unapproved temporary structures with a particular rear yard.

VI. ***ARCHITECTURAL APPLICATIONS***
01. On **MOTION** by Richard Gibson, duly seconded by Rose Lynn Greene, and upon a vote of six FOR and two (Develder & McCann) AGAINST, t**he Board approved the replacement of a deteriorated wood fence at the identical location of the existing fence.**

02. On **MOTION** by Richard Gibson**,** duly seconded by Rose Lynn Greene, t**he Board unanimously approved the erection of a short concrete block retaining wall adjacent to the driveway at 11304 Leprechaun.**

03. On **MOTION** by Richard Gibson**,** duly seconded by Rose Lynn Greene, t**he Board unanimously approved the erection of a fenced utility yard at 11224 McMullen.**

04. On **MOTION** by Richard Gibson**,** duly seconded by Rose Lynn Greene, t**he Board unanimously approved the erection of a fenced utility yard at 11911 Sugarberry.**

05 On **MOTION** by Richard Gibson**,** duly seconded by Rose Lynn Greene, t**he Board unanimously approved the erection of a 12' x 12' shed within the utility yard, no closer than 10' to the newly approved utility yard fence at 11911 Sugarberry provided the shed trim matched the color scheme of the home.**

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.

02. Rezoning Issues: Jim Petosky updated the Board on pending rezoning of parcels near the Shadow Run subdivision.

VIII. ***NEW BUSINESS***

01. Revitalization of Declaration: Board Members unanimously agreed that the declaration should be revitalized.

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

Members addressed the Board regarding agenda items.

X. ***ADJURNMENT***

There being no further business, the meeting was adjourned at 8:04 PM.

Approved by the Board May 21, 2012