BOARD OF DIRECTORS MEETING
SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
MINUTES
March 19, 2012

I. ***CALL TO ORDER***
Regular Board Meeting: Monday, March 19, 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, James Petosky, and Walter Seely.
Members Not Present: Don McCann (Surgery)

III. ***APPROVAL OF MINUTES***
On **MOTION** made, duly seconded, the **Board unanimously agreed to waive the reading of the minutes of the February 20, 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. TECO recently installed a new pole and damaged some irrigation heads. Repairs are ordered.

02. Newsletter/Mini-Grants: Janet Magnuson provided a written report. The submission deadline for the June Shadow Runner newsletter is May 15 with publication planned for the first week of June, 2012. The County required mid-term report for the recent mini-grant award has been submitted. Twelve carnival games purchased through the grant have been delivered and are in storage. The Easter event, Breakfast with Bunny, will be held Saturday, April 7, at 10:00 AM. Event volunteers are needed.

03. Finance: Management previously provided Directors the financial report for the period ending February 29, 2012. Mr. McCann, Treasurer, who is recovering from surgery, will email the Board any comments.

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.

VI. ***ARCHITECTURAL APPLICATIONS***
On **MOTION** by Richard Gibson**,** duly seconded, **the Board approved the replacement of a deteriorated pool screen enclosure at 12206 Timberlake.**

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.

VIII. ***NEW BUSINESS***

01. **Nomination Procedure**: The Manager updated the Board on plans for the annual members' meeting in May. On **MOTION** by Richard Gibson, duly seconded, **the Board unanimously agreed to adopt the self nomination procedure similar to Chapter 718 State Statutes and consistent with the procedure used by the HOA in recent years.**

02. **Self Help 12612 Lake Hills: On MOTION** by David Develder, duly seconded and **by a vote of Seven (7) FOR and One (1) (Gibson) AGAINST, the Board approved the mowing and edging of the front 15 feet of the vacant lot at 12612 Lake Hills and the passing of the charges onto the owner pursuant to HOA self-help provisions of the Declaration.** It was noted that the owner has failed to respond to multiple demand notices to bring the lot into compliance to sub-division standards.

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

A Member addressed the Board regarding agenda items.

X. ***ADJURNMENT***

On **MOTION** by Walt Seely, duly seconded, and **upon unanimous agreement of the Board, the meeting was adjourned at 7:48 PM.**

Approved by the Board on April 16, 2012