Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting
Riverview Civic Center, 11020 Park Dr.
November 16th, 2015

I. Call to Order: 7:03 PM November 16, 2015

II. Roll Call/ Quorum Established
In attendance: Sanchez, Leneberg, Nortje; Weiri, Petosky, Parker, Wilkerson, DeVelder
Absent: Hagin

III. Approval of Meeting Minutes

IV. Committee Chairpersons Reports

a. Finance/Treasurers Report – H. Sanchez

Treasurer Report.

A written October Financial Report was previously provided to board members for review..
Are there any questions concerning the October 31, 2015 financial report?

At the end of October 31, 2015, $ 88,790.08 in cash had been posted to the Operating and Money Market accounts and $36,434.33 to the Amenities MMK Account. Owners Receivables were $41,731.78, Prepaid Expenses were $4245.26 and total Other Current Assets were $12,021.13.

Total Liabilities and & Owners Equity were $183,222.58. .

Sanchez Helga
Treasurer SRHA

b. Management Co. Transition – D. Leneberg
Written report submitted

On motion by Leneberg, seconded by Weiri, to replace Associa Gulf Coast as our management company, the Board voted a follows:
For: DeVelder, Leneberg, Nortje, Sanchez, Wilkerson, Weiri, Parker, Petosky
AGAINST 0

c. SRHOA Website – D. DeVelder
On a motion by DeVelder, seconded by Leneberg, for approval of the website development proposal from TMMC Interactive, LLC for a price of $1650.
The board voted as follows:
For: Sanchez, Leneberg, Nortje; Weiri, Parker, DeVelder
Against: Wilkerson
Abstain: Petosky

d. Common Grounds – J. Petosky
   Verbal Report – no written report for minutes

e. Newsletter – S. Wilkerson
   Verbal Report – Informed next newsletter will be mailed beginning of January

V. Management Reports –
   a. Collections
      Not available Management firm, Associa, not in attendance to present reports.

   b. Open Deed Restriction Violations
      Not available Management firm, Associa, not in attendance to present reports.

VI. Unfinished Business

VII. New Business
   Wilkerson reported that due to the holidays, the next BOD meeting will be held on 12/14/2015 at 7:00PM at the Bloomingdale Library.

VIII. ARC – E. Nortje ***(see final addendum)***
   a. 12410 Wexford Hills – Detached building to replace metal shed
      Board voted unanimously to approve

IX. Property Owners – Agenda Items Only (3 minutes)
   Our neighbor Richard Gibson spoke for a few minutes.

X. Adjournment 8:25 PM Nov 16, 2015

XI. Property Owners – Any Items (3 minutes)