Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes
September 21, 2015

Meeting location: Riverview Civic Center
11020 Park Drive
Riverview, Florida

Meeting called to order: 7:00 PM

Quorum Established __X_ YES ___ NO

Notice was posted at the entry gate 48 hours before the meeting.

Board Members in Attendance:
Treasurer- Helga Sanchez
Secretary– David DeVelder
Director – David Leneberg
Director – James Petosky
Director – Etienne Nortje

Board Members Absent
Director – David Parker
President – Seymie Wilkerson
Director – Franklin Weiri
Director – Robert Hagin

Other Attendees:
Carissa Cuccarese, Licensed Community Association Manager representing Associa Gulf Coast.

Minutes
On motion duly made, seconded and adopted by majority vote, the minutes of the Board Meeting of August 17, 2015 were approved with the revisions made. Motion carries.

Reports

a. Finance/Treasurer - Helga could not approve the August financial statements at this time and is requesting additional information from Associa, including but not limited to Cash Receipts Report.

b. Common Grounds – Jim informed that the tree has been replaced and is being maintained and watered by vendor. Discussed needing a box cover as people keep disconnecting irrigation. Associa to schedule time to meet to discuss electrical and obtain an additional proposal. Will also find out if insurance will

cover the costs. Also discussed that columns and pillars were pressure washed, however, painting were not completed yet. Trees and shrubs were trimmed back.

- On motion duly made, seconded and adopted by unanimous vote, the east wall will be repaired at no cost to the association, and will be covered by insurance.

c. David Leneberg provided discussed transition meeting with Associa. Associa to provide working pending action item spreadsheet.

d. David DeVelder provided an update on website. Discussed having a difficult time finding someone to maintain the website. Will be obtaining proposals to have prior to next meeting.

Management Report

a. **Collections – 12701 Pine Hills Dr. – Resolution-** Offer as of today, only received two payments, awaiting third payment as well as settlement offer.
b. **Open Deed Restriction Violations** – Carissa provided violation template provided by board at transition meeting. going forward we will start violation process using this template. We have closed out all old violations that Associa prepared. .

Unfinished Business

New Business

a. Amendment to improve collectability of assessments (email sent 9/16/15)
Discussion was tabled.

ARC – E. Nortje (see final addendum)

a. 12511 Mist Moor Ct. – Transue – Fence
On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

b. 11203 Mist Moor Ct. – Hansford – Pool, Spa, Screen Enclosure

On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

c. 11202 Leprechaun Dr. - Bugge – Repaint Exterior, Install Gutters

On motion duly made, seconded and adopted by majority vote, application was approved per specifications as submitted. Four voted in favor, one voted against. Motion carries with majority vote.

d. 12819 Shadow Run Blvd- Montesano – Repaint Exterior of Home

On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

e. 11302 Lock Lamond Dr. – Martin – Fence & Shed Installation

On motion duly made, seconded and adopted by unanimous vote, application was denied due to the50' set back required on the North Side the 30' shed does not meet the specifications required by Shadow Run HOA's governing documents.

f. 12701 Silver Pine Dr. – Hall – Fence Installation

On motion duly made, seconded and adopted by majority vote, application was approved per specifications as submitted. 3 voted in favor, 2 voted against. Motion carries with majority vote.

g. 11904 Shadow Run Blvd. – Haigan – Install Pavers

On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

h. 11204 Tralee – Davidson – Repaint Exterior of Home

No need for application as paint is exact same color of existing paint.

i. 11316 Leprechaun – Hendershot – Replace Existing Fence

On motion duly made, seconded and adopted by unanimous vote, application was approved per specifications as submitted.

Property Owners

Homeowners were welcomed to address the Board regarding Agenda items.

Adjournment

Meeting was adjourned at 8:45 PM.

Submitted By:

Carissa Cuccarese, CMCA
Licensed Community Association Manager

Associa Gulf Coast, Inc.
Managing Agent for,
Shadow Run HOA