Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

MONDAY ~ APRIL 18, 2016 ~ 7:00 p.m.

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

MINUTES

The meeting called was called to order at 7:05pm by President Seymie Wilkerson presiding..

Calling of Roll

President – Seymie Wilkerson	**Director – Jim Petosky**
Secretary – David DeVelder	**Director – Frank Weiri – absent at time of roll call, arrived late**
Treasurer - Helga Sanchez	**Director – Robert Hagin – absent with notice**
Director - Etienne Nortje	**Director – David Parker – absent with notice**

Approval of Meeting Minutes: Minutes for 3/21/2016

President Wilkerson moved to accept the minutes from March 21, 2016 as printed. Seconded by Secretary DeVelder. Motion passed by unanimous vote of those Board Members present.

Committee Chairpersons Reports (reports enclosed)

Financial Report: Treasurer Sanchez informed the Board there is no finalized March financial report for the meeting. Revisions are being implemented to the statement by Associa.

Common Grounds Report: Director Petosky informed the Board the landscape replacements at east side entrance have been completed. A new ball is needed for the wall area. There is a grass area burned from lack of irrigation, there is no water coming from the well. The landscaping crew was onsite April 19 to handle repairs. There is a dead palm along this area and the replacement cost is $800.00. Motion by Treasurer Sanchez and seconded by Secretary DeVelder to replace the palm in the amount of $800.00. Motion passed by majority vote.

Seymie Wilkerson – no	Etienne Nortje - aye
Jim Petosky – aye	

Website Developer: Secretary DeVelder reviewed Facebook wizard and placing the footer on all the pages. A request to place an email link on the homepage. The site is scheduled to be active by the end of the following week.

Newsletter: President Wilkerson asked for items to be included be submitted no later than May 5th. Community garage sale scheduled for April 29th & 30th. Director Nortje informed new signs are needed for the event and the association could purchase 100 signs for $195.00 from a local sign company. Motion by Director Nortje and seconded by Secretary DeVelder to purchase the 100 signs for $195.00. Motion passed by unanimous vote of those Board Members present.

Management Report: Tom Wetzler presented the manager's report for this month. The active collections for the association were discussed. Attorney fee amounts were requested for account 234-9992. Item 6 on the report; the attorney is requested to send rental payment demand notice. Initial demand notices received no response. Another notice will be sent to the owner. Item 5 on the report; the address on file with the attorney needs to be updated to the title holder. The Board requested management to provide further clarification of violations and to include the Article # from the documents on violation notices.

New Business: No new business items were presents for action.

ARC Applications: Director Nortje presented seven (7) applications received:

a. 11411 Donneymoor Dr – Removal of two diseased oak trees.
   Motion by Director Nortje and seconded by Secretary DeVelder to approve as submitted. Motion passed by majority vote.
   Seymie Wilkerson – aye Frank Weiri - aye
   Jim Petosky – no Helga Sanchez – no
   Motion by Director Nortje and seconded by Director Weiri to have management company draft language to include on application which releases association liability from any required local, state or federal regulations. Motion passed by unanimous vote of those Board Members present.

b. 12605 Shadow Run Blvd – Replace windows, same size and style.
   Motion by Director Nortje and seconded by Director Weiri to approve as submitted. Motion passed by unanimous vote of those Board Members present.

c. 12505 Shadow Run Blvd – Install in-ground pool at rear of residence.
   Motion by Director Nortje and seconded by Director Weiri to approve as submitted. Motion passed by unanimous vote of those Board Members present.

d. 12110 Shadow Run Blvd – Replace roof shingles with similar style
   Motion by Director Nortje and seconded by President Wilkerson to approve as submitted. Motion passed by unanimous vote of those Board Members present.

e. 12103 Shadow Run Blvd – Replace deteriorating utility yard fence, same location, height and material.
   Motion by Director Nortje and seconded by Director Weiri to approve as submitted. Motion passed by unanimous vote of those Board Members present.

f. 11303 Sweet Bay Ct – Install portable storage shed (16x32), behind utility yard, painted to match house.
Motion by Director Nortje and seconded by Director Weiri to consider an exception of the requested modification based on responses received after requesting approval with the neighboring owners.
Motion passed by unanimous vote of those Board Members present.

g. 12102 Timberlake Rd – Install utility yard fence, replace rotting wood with vinyl and seeking expection to move the fence 12ft closer to SRB, 33 feet total.
Motion by Director Nortje and seconded by Secretary DeVelderto reject this architectural request.
Motion passed by unanimous vote of those Board Members present.

Adjournment – meeting was adjourned at 8:43 p.m.

Submitted By:

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

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Secretary Date of approval