Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

MONDAY ~ August 15, 2016 ~ 7:00 p.m.

Bloomingdale Library
1906 Bloomingdale Ave.
Valrico, FL 33596

APPROVED MINUTES

The meeting called was called to order at 7:06pm by President ET Nortje presiding.

Calling of Roll

President – Etienne "ET" Nortje
Vice President – Seymie Wilkerson
Secretary – David DeVelder
Treasurer - Helga Sanchez
Director – Jim Petosky
Director – David Parker - Absent
Director – Frank Weiri

Approval of Meeting Minutes: Minutes for 7/18/2016

Motion by David DeVelder and seconded by Helga Sanchez to approve the July 18th Board Meeting Minutes as presented. Jim Petosky began discussion on the architectural approval carried out in the last meeting. Board vote; Etienne Nortje – Yes, Seymie Wilkerson – Yes, David DeVelder – Yes, Helga Sanchez – Yes, Jim Petosky – Abstain, Frank Weiri – Yes

Committee Chairpersons Reports (reports enclosed)

Financial Report: Treasurer Sanchez informed the Board she returned the July financial report back to Associa for revisions. The 2015 compilation report has been received from the CPA and Associa can now send out the postcards to residents. It was requested to have management review the current agreement with Shadow Run to obtain information/authorization pertaining to the fund transfers to an investment account via Avid Pay to handle the payments to the association's vendors. Management requested to provide the information to the Board by August 17th. Account 235-0062 – legal fees posted to the account need to be reimbursed to the association as the available time frame to post had passed prior to unit transferring. Financial reports listing owner accounts were requested to be sent in address order. Account 234-9727 - legal fees posted to the account need to be reimbursed to the association as the available time frame to post had passed prior to unit transferring. Suntrust has empty lots in the association and Associa needs to update the mailing address for these properties in their system.

Common Grounds Report: Included report for August 15th. The Board is experiencing difficulties with obtaining quotes from various vendors to service the community.
Motion by Jim Petosky and seconded by Frank Weiri to accept the quote provided by R&H Services in the amount of $570.31to handle the well pump repairs. Motion passed by a unanimous vote of Board members present.

Website Administration: Seymie Wilkerson provided updates on the website and David DeVelder mentioned that this item can now be removed from the regular meeting agenda. A request was made to have the website display important updates in a banner or pop-up on the association's website.

Management Report: Management provided an update on the recent personnel changes within Associa that will impact the association. Glory, the designated administrative representative for the association has provided her resignation and will be replaced by Amy Herrick. William, community compliance inspector is no longer with Associa and Nichole has been hired and trained by Associa to take over the position. She will be in the community prior to the end of the week to tour the community and become more familiar with the requirements associated with compliance. There was also an update on the CAM replacement for the association's prior CAM, Shannon Boogades. Associa will be bringing an experienced CAM in the next week and once trained on their systems, he will be brought out to the communities to be introduced to the Boards he will be working with.

Associa agreed to submit all reports that reference residents in property street address order.

Unfinished Business: Insurance review and selection: Motion by Seymie Wilkerson and seconded by David **DeVelder** to select the new D&O policy through Community Insurance Group with a premium of $2090.00. The motion passes by a unanimous vote by those Board members present.

New Business: The revised draft architectural request form was discussed and Etienne Nortje will make final revisions and forward to Associa to implement with their current policies and forms.

ARC Applications: Etienne Nortje presented two (2) applications received:

a. 11328 Tralee Dr. – Fence installation. Motion by Etienne Nortje and seconded by Helga Sanchez to approve the request. The motion passes by a unanimous vote of those Board members present.
b. 12104 Shadow Run Blvd. – Concrete landscape barrier. Motion by Etienne Nortje and seconded by Frank Weiri to approve the request. The motion passes by a unanimous vote of those Board members present.

Property Owners – There were two (2) property owners in attendance. Names ?

Adjournment – meeting was adjourned at 8:36 p.m.

Submitted By:

Tom Wetzler
Associa Gulf Coast, Inc.
Managing Agent for,

Shadow Run HOA

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Secretary Date of approval