Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

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

Bloomingdale Library
1906 Bloomingdale Ave.
Valrico, FL 33596

MINUTES

The meeting called was called to order at 7:15pm by President ET Nortje presiding.

Calling of Roll

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

Approval of Meeting Minutes: Minutes for 6/20/2016

Treasurer Sanchez moved to accept the minutes from June 20, 2016 as printed. Seconded by Secretary DeVelder. Motion passed by unanimous vote of those Board Members present. A motion was made by Treasurer Sanchez to approve the Board of Directors Organizational Meeting Minutes that was held on May 24, 2016 and was seconded by Secretary DeVelder. A Common Grounds Committee Report and a Newsletter Committee Report was provided as well. A Treasurer's Report was not provided as the Financials for June 2016 were still in process of correction.

Committee Chairpersons Reports (reports enclosed)

Financial Report: Treasurer Sanchez informed the Board the Treasurer's Report is not available due to changes that are necessary in the financials. Treasurer Sanchez reminded the Board that there would be an $829.60 bad debt write-off for an account that had already been approved in previous minutes. Motion was made by Treasurer Sanchez to meet with the Accountant; advising that there may be a cost involved. Director Weiri seconded motion, all in favor

Common Grounds Report: Interim Chair(s) are Dee Wilkerson and Ilze Nortje indicated that Shades of Green had been contacted to perform tree trimming at the entrances. Also, coordinated trimming and maintenance of dam spillway at direction of the Dam Corporation. The committee is working on quotes for revitalizing entrances.

The committee contacted Delarosa regarding camera at dam not working. Technical issues that need to be resolved by provider continue. The repeated visibility and technical issues have made this resource not beneficial to the community. Should SRHA desire to continue to try and utilize this camera, the equipment may need to be relocated.

Discussion was had regarding a quote that was received to repair the well and Board agreed that additional quotes were needed for comparison purposes.

Website Administration: Secretary DeVelder noted that the website has been complete since June 20, 2016 and is up and working.

Grants: No Report given.

Newsletter: Vice President Wilkerson provided a report advising that the next Newsletter will be mailed by mid-August. Newsletter content for October is due September 16, 2016

Management Report: Manager advised that although the inspector is back, Manager is still working with the Inspector and with the verbiage of the Covenant violations.

Manager requested Board Approval for 3 accounts to have late fees and/or reminder fees reversed. President Nortje made motion to reverse fines from accounts notated by Manager; Director Weiri seconded; all in favor.

New Business: President Nortje asked the Board if it would entertain CCTV Cameras at community entrances. Discussion ensued and Board advised that this would be a worthwhile project.

Treasurer Sanchez made motion to approve Barrett Harding 2016-2017 Insurance Proposal; Director DeVelder seconded; all in favor. Immediately following this motion President Nortje made a motion to retract the motion to approve the Barrett Harding 2016-2017 Insurance Proposal with Director Weiri seconding. Dicussion was had regarding the need to present the Insurance in a clear format for comparison.

ARC Applications: President Nortje presented three (3) applications received:

a. 11211 Leprechaun Dr – Carport Appeal. Appeal was given to Board for reconsideration. Board opted to uphold its original decision.
b. 11303 Sweet Bay Ct – Windows. President Nortje motioned to approve; Secretary DeVelder seconded; all in favor.
c. 12102 Timberlake Rd. – Fence Appeal – President Nortje motioned to approve based on FL Statue 720.305 (Section 3) which supersedes SRHA's documents. Director Weiri seconded; all in favor.

Property Owners – There were 6 property owners in attendance.

Adjournment – meeting was adjourned at 8:46 p.m.

Submitted By:

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

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Secretary Date of approval