Shadow Run Homeowners' Association, Inc.

Board of Directors

SPECIAL BUDGET AMENDMENT MEETING
MONDAY ~ MARCH 21, 2016 ~ 7:00 p.m.

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

MINUTES

The meeting called was called to order at 7:16 p.m. by President Seymie Wilkerson presiding, and David DeVelder, Secretary.

Calling of Roll

Director – Seymie Wilkerson	**Director – Jim Petosky**
Director – David DeVelder	**Director – Frank Weiri**
Director - Helga Sanchez	**Director – Robert Hagin - absent**
Director - Etienne Nortje	**Director – David Parker – absent with notice**

Approval of Meeting Minutes: 2/15/2016 and amended Minutes from 1/11/2016

President Wilkerson moved to accept the minutes from February 15, 2016 as printed. Seconded by Secretary DeVelder. Motion passed with six in favor.

Helga Sanchez
Etienne Nortje
Jim Petosky
Frank Weiri

President Wilkerson moved to accept the minutes from January 11, 2016 as amended and printed. Seconded by Director Weiri. Motion passed with six in favor.

David DeVelder
Helga Sanchez
Etienne Nortje
Jim Petosky

Committee Chairpersons Reports (reports enclosed)

Financial Report: Treasurer Sanchez presented Treasurer's Report and moved to accept the February Financial report as prepared by Associa; but not the financial information provided in Management Report.

Common Grounds Report: Director Petosky reviewed the activity related to Damage at east side entrance; Finials, and dead Palm Tree at west entrance. He provided a $150 check from the bricklayer for reimbursement for the finial sphere. It will be deposited as revenue – Other Income.

Community Events: President Wilkerson announced the Community Easter Event for March 26 at 10:00 a.m. Volunteers could assist in setup at 8:00 a.m.

Website Developer: Secretary DeVelder indicated website provided received payment and an agreement with the association would be submitted by March 25th.

Management Report: Property Manager presented the manager's report included in board packet. It was requested by board to condense the monthly Management report. The treasurer will better define the categories the board wants information for. 11207 Donneymoor was deeded to another entity March 2015. Three violation notices were issued for exterior property maintenance. The new owner of record will receive these notices. There was a legal settlement check issued for previous owner's account that needs to be reissued and the association's attorney will be contacted by President Wilkerson.

New Business: Annual Meeting of the Members 1st notice was provided for board review and it was requested that any reference to an Organization Meeting is to be deleted.

ARC Applications: Director Nortje presented the four applications received:

a. 11307 Hoot Owl CT Mist Moor Court – Modify Front Post and Front door paint color
   Etienne Nortje moved to approve application as submitted and seconded by David DeVelder; All in Favor. Motion carried unanimously.
   Seymie Wilkerson – approve Frank Weiri - approve
   Jim Petosky – approve Helga Sanchez – approve

b. 11307 Tralee Drive – Install satellite TV dish at back of resident
   Etienne Nortje moved to approve application as submitted and seconded by Frank Weiri; All in Favor. Motion carried unanimously.
   Seymie Wilkerson – approve David DeVelder - approve
   Jim Petosky – approve Helga Sanchez – approve

c. 11324 Tralee Drive – Paint Exterior of House
   Etienne Nortje moved to approve application as submitted and seconded by Seymie Wilkerson; All in Favor. Motion carried unanimously.
   Frank Weiri – approve David DeVelder - approve
   Jim Petosky – approve Helga Sanchez – approve

d. 12701 Lake Hills Drive – New Home Construction (includes variance request from 100' to 85' for backyard.
   Etienne Nortje moved to approve application as submitted and seconded by Frank Weiri; All in Favor. Motion carried unanimously.
   Seymie Wilkerson – approve David DeVelder - approve
   Jim Petosky – approve Helga Sanchez – approve

March 21, 2016.

Treasurer Report.

A written February financial report was previously provided to board members for review. Are there any questions concerning the February financial report?

At the end of February 29, 2016, $72,747.24 in cash had been posted to the Operating and Money Market accounts and $ 36,452.44 to the Amenities MMK account. Owners Receivables were $36,630.42, Prepaid Expenses were $2,724.62 and total other Current Assets were 12,021.13.

Total Liabilities and Owners Equity were $ 160,575.85.

Credits due SRHA from Associa total $252.35

Due to unauthorized owner charges, Accounts Receivables and Legal Reimbursements are overstated in the amount of $425.00

Helga Sanchez

Treasurer, SRHA

COMMON GROUNDS REPORT
03-21-16

1) Damage at East side entrance

   Repairs to brick wall are completed; pressure washing is completed. Signage will be mounted this week; landscaping to take place this week. All completed repairs have been paid. Remaining is the replacement of one finial spiral ball atop the column. See #2 below.

2) Finials

   Since the bricklayer could not locate a replacement finial sphere, he reimbursed Shadow Run the cost. There are missing spiral finials on the east side dam pillars and one on the west side dam pillars. I am searching for them.

3) Dead Palm Tree West Entrance

   The palm tree at the west entrance, north corner, is deceased. Since the Queen palm trees at this entrance do not survive for some reason, I am looking into replacing the palm with a King palm or another type tree. I am seeking recommendations from landscapers/nurseries.

SHADOW RUN HOMEOWNERS ASSOCIATION, INC.
ADDENDUM TO BOARD MEETING AGENDA
Architectural Review Board Requests
For March 21st, 2016

A. 11307 Hoot Owl Ct Mist Moor Court (Weatherby) **LINK**

- ✓ **Modify Front Post and front door paint color**

  Motion to **Approve** as Submitted

B. 11307 Tralee (Alexander) **LINK**

- ✓ **Install satellite TV dish at back of residence**

  Motion to **Approve** as Submitted

C. 12701 Lake Hills Dr (Grayes) **LINK**

- ✓ **New Home Construction**
- ✓ **Includes variance request from 100-ft to 85-ft for backyard.**

  Motion to **Approve** as Submitted

D. 11324 Tralee (Conway) **LINK**

- ✓ **Paint Exterior of House**

  Motion to **Approve** as Submitted

Adjournment – meeting was adjourned at 8:40 p.m.

Submitted By:

Michelle M. Murray, CMCA®, AMS™
Licensed Community Association Manager

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

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Secretary Date of approval