SHADOW RUN

Subdivision

Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting

Riverview Civic Center
11020 Park Dr. Riverview, Fl. 33569

November 27, 2017
MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER

Etienne Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:06 PM on November 27, 2017, at the Riverview Civic Center, 11020 Park Dr., Riverview, FL 33569.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje		Frank Weiri	Katt Sears, CAM
Seymie Wilkerson		David Parker	
Helga Sanchez		David DeVelder	
Lee Alexander		Don McCann	
Jim Petosky			

Quorum was present.

The notice of meeting was posted as required by the documents and Florida statutes.

III. APPROVAL OF MINUTES

A. September 18, 2017 minutes
   a. **Motion made** by Helga Sanchez to Amend and Approve with corrections.
      2nd by Seymie Wilkerson
      Motion Passed (5) in favor

B. October 16, 2017 minutes-
   b. **Motion made** by Helga Sanchez to Approve with corrections.
      2nd by Etienne "ET" Nortje
      Motion Passed (5) in favor

IV. ARC REQUEST

A. 11804 Shadow Run Blvd.-Window replacement-
   a. **Motion made** by Jim Petosky to Approve
      2nd by Seymie Wilkerson
      Motion Passed (5) in favor

B. 11512 Heron Hills-Paint Exterior of House-
   b. **Motion made** by Seymie Wilkerson to Approve
      2nd by Helga Sanchez
      Motion Passed (5) in favor

C. 11512 Heron Hills-Roof Replacement--

c. **Motion made** by Seymie Wilkerson to Approve
2nd by Jim Petosky
Motion Passed (5) in favor

V. COMMITTEE CHAIRPERSONS REPORTS

A. Reports are available on The Shadow Run web-site.

VI. UNFINISHED BUSINESS

A. None at this time.

VII. NEW BUSINESS

A. 12306 Shadow Run Blvd. late fee waiver-

a. **Motion made** by Helga Sanchez to approve waiving the late fee of $25.00, for account #219422.
2nd by Lee Alexander
Motion Passed (5) in favor

B. Write off as bad debt for account #219570-added to agenda night of meeting-

b. **Motion made** by Helga Sanchez to approve writing off as bad debt account #219570 in the amount of $130.00. Board accepted pay off amount of $500.00 at the September meeting.
2nd by Lee Alexander
Motion Passed (5) in favor

C. Payoff proposed by owner #219228- added to agenda night of meeting-

c. **Motion made** by Etienne "ET" Nortje to approve a proposal from owner #219228 to pay $600.00 on the total amount of $943.50, and to write off the remaining $343.50 balance to bad debt, all on contingency that the $600.00 is paid by December 31, 2017.
2nd by Helga Sanchez
Motion Passed (5) in favor

VIII. COMMUNITY TOPICS AND CONCERNS

Several concerns were discussed during the meeting.

IX. NEXT MEETING - The next meeting will be **December 18, 2017** at Riverview Civic Center, 11020 Park Dr., Riverview, FL 33569 at 7:00 P.M.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at **8:24 P.M.**

Respectfully submitted,
Katt Sears, CMCA, AMS, CAM, For the Secretary

These minutes were approved on December 18, 2017

Signed _____ Printed Seymie Wilkerson