SHADOW RUN

Subdivision

Riverview, Florida

Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

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

September 18, 2017

Revised 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 7:02 PM on September 18, 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" Nortj	David Parker		Katt Sears, CAM
Seymie Wilkerson	Frank Weiri		
Helga Sanchez	Don McCann		
David DeVelder	Lee Alexander		
Jim Petosky			

Quorum was present.

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes of August 21, 2017, with corrections. All in favor, **Motion passed**.

IV. ARC REQUEST

A. 11314 Leprechaun Dr.-RePaint house-
   a. **Motion made** by Don McCann to Approve
      2nd by Frank Weiri
      Motion Passed

B. 11305 Hoot Owl Ct.-Roof replacement-
   b. **Motion made** by Helga Sanchez to Approve
      2nd by Seymie Wilkerson
      Motion Passed

C. 12001 Shadow Run Blvd.-New Construction-
   c. **Motion made** by Frank Weiri to Approve
      2nd by Don McCann
      Motion Passed

D. 11208 Leprechaun Dr.-Carport-
   d. **Motion made** by Lee Alexander to Approve
      2nd by Seymie Wilkerson
      Motion was rescinded by Lee Alexander. The Motion was not put to a vote.

E. 11301 Leprechaun Dr.-Roof replacement-
   e. **Motion made** by Jim Petosky to Approve
      2nd Helga Sanchez
      Motion Passed
F. 13001 Shadow Run Blvd.-Roof replacement-
   f. **Motion Made** by Seymie Wilkerson to Approve.
      2nd Frank Weiri
      Motion Passed

V. COMMITTEE CHAIRPERSONS REPORTS
A. Reports are available on The Shadow Run web-site.

VI. UNFINISHED BUSINESS
A. New Landscape Company-
   a. Was not put to a vote.

VII. NEW BUSINESS
A. Delinquency's-
   a. **Motion made** by Helga Sanchez to foreclose on Account #000001-219328. Amount owed $840.82.
      2nd David DeVelder
      Motion Passed
   b. **Motion made** by Frank Weiri to accept owners pay off amount of $500.00 on Account #00001-219570 with the contingency that the owner pays the $500.00 with in 15 business days from September 19, 2017. Amount owned $776.60.
      2nd Seymie Wilkerson
      Motion Passed (8) in favor/ (1) not in favor, Don McCann
   c. **Motion made** by Helga Sanchez to foreclose on Account #000001-219228. Amount owed $943.50.
      2nd Don McCann
      Motion Passed
   d. **Motion made** by Helga Sanchez to place a lien on Accounts listed below.
      #000001-219304-$225.00
      #000001-219381- $225.00
      #000001-219417-$225.00
      #000001-219353-$225.00
      2nd by Frank Weiri
      Motion Passed (8) in favor/ (1) not in favor, Jim Petosky.

B. Resolution regarding Estoppel Certificates-
   a. Was not put to a vote.

VIII. COMMUNITY TOPICS AND CONCERNS
Several concerns were discussed during the meeting.

IX. NEXT MEETING - The next meeting will be **October 16, 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 8:44 P.M.

Respectfully submitted,
Katt Sears, CAM, For the Secretary

These minutes were approved on October 16, 2017

Signed _____

Printed Saymie Wilkerson