SHADOW RUN

Subdivision

Riverview, Florida

Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

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

October 16, 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 7:03 PM on October 16, 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	David Parker	Frank Weiri	Katt Sears, CAM
Seymie Wilkerson	Don McCann	Lee Alexander	
Helga Sanchez			
David DeVelder			
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 September 18, 2017.
All in favor, **Motion passed** (7) in favor

IV. ARC REQUEST

A. 11305 Sweetbay-Master room addition-
   a. **Motion made** by Etienne "ET" Nortje to Approve
      2nd by Seymie Wilkerson
      Motion Passed (7) in favor

B. 11305 Sweetbay-Wood privacy fence-
   b. **Motion made** by Etienne "ET" Nortje to Approve
      2nd by Jim Petosky
      Motion Passed (7) in favor

C. 11204 Balmoralfief-Small garden shed-
   c. **Motion made** by Etienne "ET" Nortje to Approve
      2nd by David DeVelder
      Motion Passed (5) in favor/ (1) opposed, Jim Petosky/ (1) abstention, Don McCann

D. 11310 Donneymoor-Mailbox and Roof-
   d. **Motion made** by Etienne "ET" Nortje to Approve
      2nd by Seymie Wilkerson
      Motion Passed (7) in favor

E. 11411 Donneymoor- Pool and Screen-
   e. **Motion made** by Etienne "ET" Nortje to Approve
      2nd Seymie Wilkerson
      Motion Passed (7) in favor
F. 12607 Lake Hills-Mailbox-
   f. **Motion Made** by Etienne "ET" Nortje to Approve.
      2nd Don McCann
      Motion Passed (7) in favor
G. 12501 Lake Hills-Renovate detached garage-
   g. **Postponed**
H. 11802 Shadow Run-New home construction-
   h. **Motion made** by Etienne "ET" Nortje to Approve
      2nd Helga Sanchez
      Motion Passed (7) in favor
I. 11910 Shadow Run Blvd.-Replace existing fence
   i. **Motion made** by Etienne "ET" Nortje to Approve
      2nd Helga Sanchez
      Motion Passed (7) in favor

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

VI. UNFINISHED BUSINESS
A. Resolution regarding Estoppel Certificates-
   a. **Motion made** by Jim Petosky
      2nd Seymie Wilkerson
      Motion Passed (6) in favor/ (1) abstention, Helga Sanchez
B. Workers Compensation Insurance-
   b. **No Motion made**.
C. Landscape-
   c. **Motion made by** Seymie Wilkerson **to accept Tropical Lawn Care as the new Landscape Company**
   2nd Etienne "ET" Nortje
   Motion did not Pass (3) in favor, Seymie Wilkerson, Etienne "ET" Nortje, David Parker
   (3) not in favor, Jim Petosky, Don McCann, Helga Sanchez
   (1) abstention, David DeVelder

VII. NEW BUSINESS
A. 12501 Lake Hills Drive-
   a. **No Motion made** issue was resolved during ARC Reports.

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

IX. NEXT MEETING - The next meeting will be **November 13, 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 8:51 P.M.**

Respectfully submitted,
Katt Sears, CAM, For the Secretary

These minutes were approved on November 13, 2017

Signed _____

Printed Seymie Wilkerson