Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

MONDAY ~ March 20, 2017~ 7:00 p.m.

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

The meeting called was called to order at 7:04 pm. By ET Nortje

Calling of Roll

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

Approval of Meeting Minutes: Minutes for 2/20/2017

Motion by H. Sanchez and seconded by S. Wilkerson to approve the February 20th Board Meeting Minutes as presented. Board vote; Motion passed by unanimous vote of those Board Members Present.

Committee Chairpersons Reports
Gene Porter presented information and flyer for the 1st annual "Run for the Dam" being held on March 25th.

Financial Report: Treasurer H. Sanchez reported that she has not had a chance to review the February financials as of yet, received the morning of the 20th.

Common Grounds Report:
Proposal presented by Seymie Wilkerson from Tropical Lawn Care in the amount of $6500.00 to improve the landscape at both entrances. Motion by Seymie Wilkerson and seconded by Frank Weiri to approve the east entrance landscape improvements first, inspect the quality of work and then proceed with the west entrance landscape improvement if acceptable. Motion passed by majority vote; 5 in favor – 1 against (Jim Petosky).

Common Grounds interim, Dee Wilkeson is troubleshooting control box for west entrance sprinklers with Rainbird. If the software reset and reprogramming do not work, the control box may need to be replaced.

Management Company Transition: Seymie Wilkerson and ET Nortje reviewed the change from Associa to Greenacre Management. At this time all transition items are going smoothly and we anticipate the remainder to go smooth as well.

Committee Reports: See included reference documentation presented by Janet Magnuson.

Unfinished Business: E.T. Nortje reviewed Surveillance Technology proposal for a new CCTV system at both entrances and mentioned that this should be looked at as an investment for the community. Motion by E.T. Nortje and seconded by Frank Weiri to approve the proposal for the camera system installation at a cost of $10,000.00. The motion was not approved due to a tie vote: Yes vote – E.T. Nortje, Seymie Wilkerson and Frank Weiri. No vote – Helga Sanchez, Jim Petosky and David DeVelder. Recommendation discussed to obtain updated quote to include cameras at dam area.

New Business: No new business was presented for Board discussion.

ARC Applications: E.T. Nortje presented six (6) applications

a. 11902 Shadow Run Blvd – Roof: Approved; motion by E.T. Nortje and seconded by Seymie Wilkerson. 6 approved 0 opposed
b. 11914 Sugarberry – Roof: Approved; motion by E.T. Nortje and seconded by Frank Weiri. 6 approved 0 opposed
c. 12606 Silverpine Dr. – Fence: Denied; motion by E.T. Nortje and seconded by Seymie Wilkerson. 6 approved 0 opposed
d. 13002 Shadow Run Blvd – Roof: Approved; motion by E.T. Nortje and seconded by Frank Weiri. 6 approved 0 opposed
e. 12208 Timberlake Rd. – Fence: Approved; motion by Frank Weiri and seconded by Seymie Wilkerson. 6 approved 0 opposed
f. 11907 Shadow Run Blvd – New Home Construction: Approved with exception of missing landscape plan; motion by E.T. Nortje and seconded by Frank Weiri. 6 approved 0 opposed

Property Owners – There were eight (8) property owners in attendance. Raymond Soriano, Anna Chesser-Smith, Alicia Kauser, Janet Magnuson, Gene Porter, Ben Sanchez, Richard Gibson and Mike McClary. Guest: Patricia Riesenkamp

Adjournment – meeting was adjourned at 8:35pm

Management Company

March 20, 2017

COMMITTEE REPORTS:

The 2017 Midterm progress report for the canopy, was sent to Hillsborough County. The canopy was delivered and the set up has begun by Shadow Run Dam Corporation. The Dam Corporation should have it installed by next weekend.

As part of the requirement for obtaining the grant, Shadow Run will host a water safety program at the Shadow Run Easter event.

I am looking for ideas for submission for the 2018 grant.

Community Clean up:

The 2017 community clean up will be held on Sat, April 29, from 8-1. Hopefully, the event will be advertised in the next Shadow Runner. I am looking for volunteers to help with the clean up and also anyone with a truck or a truck and trailer. Should I order a permanent sign to be posted in the bulletin board?