Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting

MONDAY ~ January 23rd, 2017~ 7:00 p.m.

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

The meeting called was called to order at 7:00 pm. By Seymie Wilkerson

Calling of Roll

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

Approval of Meeting Minutes: Minutes for 11/28/2016

Motion by Seymie Wilkerson and seconded by Helga Sanchez to approve the November 28th,, 2016 Board Meeting Minutes as presented with changes. Board vote;, Seymie Wilkerson – Yes, David DeVelder – Yes, Helga Sanchez – Yes, Jim Petosky – Obstained, David parker – Yes

Committee Chairpersons Reports

Financial Report: Treasurer Sanchez reported that December 31st, Financials were updated on January 13th,2017. Helga also requested that all delinquent H/O with balances of $30 or less be wiped off the books Helga made the motion Seymie seconded. The vote was unanimous.

Common Grounds Report: Revitalization of the entrance, quotes received by Board. Was given two more referrals that perhaps we can obtain 2 additional quotes for February BOD meeting. Resident Benzel, that assisted with the entrance Christmas decorating has offered to assist in troubleshooting the power repair on the East side Still in progress due to busy schedule. Graffiti was reported at the dam. Still have not resolved payment issues with vendor for prior graffiti clean-up. Will have graffiti cleaned up by the end of week.

Newsletter- Next issue will be mailed in February. Highlights are community yard sale, holiday legacy of lights winners, immediate volunteer opportunities, recruiting to consider serving on the Board, upcoming management company change and SRDC 5k dam fundraiser. Also, a huge THANK YOU to resident Laura Lorenzen who

volunteered and assisted with updating the free classified ads listing. S. Wilkerson announced March 31st-April 1st as date for Community Garage Sale.

Management Company Transition : Reference checks have been returned as glowing, regarding new Management company and President will be moving forward with execution of agreement. To be effective April 1st.

Boat Ramp Committee- D. Parker presented two proposals for improving Boat Ramp. One for $900 and one for $1870. Board decided it wanted to upgrade the proposals so the project was tabled for now

Management Report: Associa representative John Laveck presented Financials information and was instructed to force mow the two lots at 12001 Shadow Run and 11502 Donneymoor.

Unfinished Business: Entrance Revitalization- Tabled until February.

New Business: Entrance signs $450-$500 vote was unanimous to approve. S. Wilkerson made the motion D. DeVelder seconded.

ARC Applications: S Wilkerson presented applications received: Seymie made motions to approve 4 applications and reject one, Helga seconded.

a. 11902 Sugarberry-Perry- Utility yard and shed repair –Approved
b. 11919 Shadow Run- McAlees – Carport- Rejected – Management to follow up with owner.
c. 12701 Lake Hills – Grayes – Shed- Approved provided they build a utility fence.
d. 13101 Shadow Run - Pool and water heater panels- Approved
e. 12603 Lake Hills – Akhter- Garage addition - Approved

Property Owners – There were three property owners in attendance. A. Parker, B. Sanchez and E. Alvarez

Adjournment – meeting was adjourned at 8:25 p.m.