Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting
Riverview Civic Center - 11020 Park Dr.
Riverview, Fl. 33569
April 17, 2017
7:00 p.m.

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

I. CALL TO ORDER

ET Nortje called the Board meeting to order at 7:15 P.M., on April 17, 2017, at Riverview Civic Center, 11020 Park Dr., Riverview FL 33569.

II. ROLL CALL/ QUORUM/ NOTICE OF MEETING

Directors Present:

Etienne "ET" Nortje, President; Seymie Wilkerson, Vice President; Helga Sanchez, Treasurer; David DeVelder, Secretary; Jim Petosky, Director; David Parker, Director; Frank Weiri, Director.

Staff Present:

Kristy Porter, CAM

The Notice of the meeting was properly mailed and posted according to the documents and Florida Statutes

III. APPROVAL OF MINUTES

Motion was made by Helga Sanchez to approve the March 20, 2017 board meeting minutes; seconded by Seymie Wilkerson. All in favor, motion passed

IV. TREASURER'S/ REPORT

Helga Sanchez provided a minimal report.

V. COMMITTEE REPORTS

A. Common Grounds – Seymie Wilkerson

East side entrance revitalization will begin this week. Control box for sprinkler system was replaced at west entrance. Flags replaced at both entrances. Request for LED lights to replace existing lights at dam area in progress by management company.

B. Boat Ramp – David Parker

Boat ramp security was discussed with action items for committee follow-up with County emergency services regarding plan.

C. Newsletter – no report

D. Social Committee – Easter event was a success. Had 21 volunteers this year.

VI. MANAGEMENT REPORT

A. Collections – No report.
B. Open Deed Restriction Violations – No report.
C. Board member portal and resident portal discussed. CAM, Kristy Porter, to send instructions to be included in next newsletter for residents. Kristy will be setting up board members.

VII. UNFINISHED BUSINESS

A. CCTV – Nothing new. David DeVelder is to check with Delarosa as to the disposition of the present camera and software on his property.

VIII. NEW BUSINESS

None.

IX. ARC – E. Nortje *(see final addendum)*

A. 11204 Egret Nest – Hornick, shed. Motion was made by David Parker; seconded by Frank Weiri. All in favor, motion passed.

B. 11421 Donneymoor – Meyer, pool. Motion was made by Frank Weiri; seconded by Seymie Wilkerson. All in favor, motion passed.

C. 11508 Heron Hills – Acerra, shed. Motion was made by Frank Weiri; seconded by Seymie Wilkerson. All in favor, motion passed.

D. 11920 Sugarberry – Albaugh, fence. Motion was made by David DeVelder; Seconded by David Parker. All in favor, motion passed.

X. Property owners – Agenda items only (3 minutes)

There were five (6) property owners in attendance. M. Bloechl, V. and M. Hornick, b. Sanchez, R. Soriano and G. Heidi.

Resident Heide – Mr. Heide addressed the Board about the past-due notice he received. BoD member Develder made a motion to accept a proposal to resolve ledger balance. BoD Weiri seconded the motion. Proposal was unanimously approved by BoD vote.

Resident Soriano shared ideas for a community event idea.

Next Meeting: May 15 2017 at 7pm

XI. ADJOURNMENT

There being no more business to come before the Board of Directors the meeting, meeting was adjourned at 8:27 PM.

Respectfully submitted,
David DeVelder, Secretary

These minutes were approved on _____.

_____

Signed

_____

Printed Name