SHADOW RUN
Subdivision
Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

December 17, 2018
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 "ET" Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:01 PM on December 17, 2018, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida 33569.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje	Lee Alexander	Janet MacNealy, CMCA & CAM
Helga Sanchez		
Seymie Wilkerson		
David Parker		
Jim Petosky		
David DeVelder		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. November 19, 2018 minutes

a. **Motion made** by Jim Petosky to approve the minutes as submitted.
2nd by Helga Sanchez.
Motion Passed unanimous (6) in favor.

IV. ARC

ARC APPEAL

A. 11306 Donneymoor – Resubmission – Awning

Motion made by Helga Sanchez to disapprove the application as submitted.
2nd by David DeVelder.
David DeVelder and Seymie Wilkerson voted against the motion.
ET Nortje, Helga Sanchez, David Parker, and Jim Petosky voted in favor of the motion.
Motion Passed by a vote of 4 to 2.

ARC REQUESTS

A. 11206 Kerry Hills – Exterior Paint
Motion made by Seymie Wilkerson to approve.
2nd by Helga Sanchez. Discussion followed.
Motion Passed unanimous (6) in favor.

B. 12505 Shadow Run – Exterior Painting & Build Workshop
Motion made by Seymie Wilkerson to approve the application as presented contingent that the workshop cannot be used as a living area now or in the future.
2nd by David DeVelder. Discussion followed.
Jim Petosky voted against the motion. Seymie Wilkerson, ET Nortje, Helga Sanchez, David DeVelder, and David Parker voted in favor of the motion.
Motion Passed by a vote of 5 to 1.

C. 12005 Shadow Run - Fence
Motion made by Seymie Wilkerson to approve the application as presented.
2nd by David DeVelder.
Jim Petosky voted against the motion. Seymie Wilkerson, ET Nortje, Helga Sanchez, David DeVelder, and David Parker voted in favor of the motion.
Motion Passed by a vote of 5 to 1.

D. 12601 Silver Pine – Replace Roof
Motion made by David DeVelder to approve the application as presented.
2nd by David Parker.
Motion Passed unanimous (6) in favor.

E. 12404 Wexford Hills – Exterior Painting
Motion made by David DeVelder approve.
2nd by Jim Petosky.
Motion Passed unanimous (6) in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Helga Sanchez briefed the Board on her written report and a copy is available on the website.
B. Common Grounds / Newsletter / Welcome Committee / Social Committee – Seymie Wilkerson briefed on her written report and a copy is available o the website. February newsletter is due Thursday, January 24th.
C. Miscellaneous outstanding items – David DeVelder and Helga Sanchez will get a few additional volunteers to ride around to judge holiday decorations. Camera on the dam is still working but over grown so Charles DelaRosa will have the area trimmed. Jim Petosky stated that he would retrieve the outdated box, camera and possibly pole from Charles DeLaRosa. Another Board member stated that they would contact the homeowner that is closest to the dam on the west side to possibly put a camera on his property. New technology was also discussed

VI. MANAGEMENT REPORT

A. Violations

B. Legal

a. Settlement Approval / Account #219350

Motion made by Helga Sanchez regarding account #219350 to agree to a settlement offer of $4000 or greater negotiated by the attorney.

2nd by David Parker. Discussion followed.

Motion Passed unanimous (6) in favor.

b. Collections / Account #219241 – Board does not want to proceed with collections at this time.

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

A. Insurance / Fidelity Bond – The Board approved the application for a Fidelity Bond with Community Insurance Group to become compliant with the Statutes.

IX. COMMUNITY TOPICS AND CONCERNS

X. NEXT MEETING - The next meeting is January 21, 2019 at 7:00 P.M. at the Riverview Civic Center.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:17 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on 01-28-19.

Signed _____ Printed E. NORTJE