SHADOW RUN

Subdivision

Riverview, Florida

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

Bloomingdale Library
1906 Bloomingdale Ave.
Valrico, FL 33596

August 29, 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 7:08 PM on August 29, 2018, at the Bloomingdale Library, 1906 Bloomingdale Ave., Valrico, FL 33596

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje	David DeVelder	Katt Sears, CAM
Helga Sanchez		
Lee Alexander		
Seymie Wilkerson		
David Parker		
Jim Petosky		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. July 16, 2018 minutes

a. **Motion made** by Seymie Wilkerson to approve.
2nd by Helga Sanchez
Motion Passed unanimous (5) in favor. Jim Petoskey was not present to vote

IV. ARC REQUEST

Etienne "ET" Nortje as President has appointed Gene Belcher to the ARC Committee

A. 13003 Shadow Run- shed and fencing- Postpone, ET will talk to owner.

B. 11913 Shadow Run- Metal roof

b. **Motion made** by Seymie Wilkerson to approve.
2nd by Helga Sanchez
Motion Passed unanimous (5) in favor Jim Petoskey was not present to vote

C. 12114 Timberlake- Replace windows
   c. Motion made by Helga Sanchez to approve.
      2nd by David Parker
      Motion Passed unanimous (6) in favor
D. 11204 Tralee- New shingles for the roof-
   d. **Motion made** by Helga Sanchez to approve.
      2nd by Jim Petosky
      Motion Passed unanimous (6) in favor

V. COMMITTEE CHAIRPERSONS REPORTS
   A. Reports are available on The Shadow Run web-site.
   B. Application for Hillsborough County Grant-
      b. **Motion made** by Seymie Wilkerson to approve submitting application for Hillsborough County Grant for Shadow Run Community safety project.
      2nd by Lee Alexander
      Motion Passed unanimous (6) in favor

VI. UNFINISHED BUSINESS
   A. None at this time.

VII. NEW BUSINESS
   A. Delinquency to be sent to Attorney-
      a. **Motion made** by Helga Sanchez to send eight (8) delinquent accounts that are more than 90 days past due to Attorney for processing.
      Accounts #
      - 219484
      - 219458
      - 219233
      - 219434
      - 219301
      - 219191
      - 219480
      - 219490

      2nd by Jim Petoskey
      Motion Passed unanimous (6) in favor
   B. Attorney action letters for violations-
      b. **Motion made** by Jim Petosky to approve to send Attorney four (4) Attorney action letters for violations that have already been sent 4 letters to remedy.
      2nd by Lee Alexander
      Motion Passed five (5) in favor, one (1) not in favor Helga Sanchez

C. Write off as bad debt-

c. **Motion made** by Helga Sanchez to approve write off to bad debt one (1) account that was uncollectable.
Account #-

- 219197

2nd by Jim Petosky
Motion Passed unanimous (6) in favor

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

IX. NEXT MEETING - The next meeting **September 17, 2018**.

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:47 P.M.

Respectfully submitted,

For the Secretary by Katt Sears, CMCA, AMS

These minutes were approved on 9-17-18.

Signed _____ Printed 09/17/2018