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

Bloomingdale Library
1906 Bloomingdale Ave.
Valrico, FL 33596

June 18, 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 June 18, 2018, at the Riverview Civic Center, 11020 Park Dr. Riverview, Fl. 33569

II. ROLL CALL – NOTICE OF MEETING

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

Quorum was present.

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

III. APPROVAL OF MINUTES

A. May 15, 2017 minutes Annual membership meeting minutes.
   a. **Motion made** by David DeVelder to approve the Annual membership minutes at a duly called Annual meeting.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

B. April 16, 2018 minutes
   b. **Motion made** by David DeVelder to approve.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

C. May 21, 2018 Annual membership meeting minutes
   c. **Motion made** by David DeVelder to approve the Annual membership minutes at a duly called Annual meeting.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

D. May 21, 2018 BOD meeting minutes
   d. **Motion made** by David DeVelder to approve
      2nd by Helga Sanchez

Motion Passed unanimous (5) in favor

E. May 21, 2018 Organizational meeting minute
   e. **Motion made** by David DeVelder to approve
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

IV. ARC REQUEST

A. 11303 Leprechaun Dr. – new fence
   a. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Lee Alexander
      Motion Passed unanimous (5) in favor

B. 12106 Shadow Run- storage and carport
   b. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

C. 11911 Shadow Run Blvd.- storage shed
   c. **Motion made** by Etienne "ET" Nortje to approve, on contingency that the shed is painted the same color as the house.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

D. 11911 Sugarberry Dr. – remove existing screens on lanai and install new windows
   d. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

E. 11507 Heron Hills Ln.- A library box
   e. **Motion made** by Etienne "ET" Nortje to approve
      2nd by Lee Alexander
      Motion was withdrawn with not vote. President ET" Nortje to contact attorney on the matter.

F. 13003 Shadow Run Blvd.- concrete driveway
   f. **Motion made** by Jim Petosky to approve.
      2nd by Helga Sanchez
      Motion Passed unanimous (5) in favor

V. COMMITTEE CHAIRPERSONS REPORTS

A. Reports are available on The Shadow Run web-site.

VI. UNFINISHED BUSINESS

A. None at this time.

VII. NEW BUSINESS

A. Account # 219564 there was no vote at this time. Waiting for owner reply.
B. Account # 219328 there was no vote. Owner will send payment.
C. Account # 219417 write off in the amount of $130.00

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

IX. NEXT MEETING - The next meeting July 16, 2018.

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:55 P.M.

Respectfully submitted,

For the Secretary by Katt Sears, CMCA, AMS

These minutes were approved on _____.

Signed _____Printed_____