SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

October 15, 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 October 15, 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	Seymie Wilkerson	Janet MacNealy, CMCA
Helga Sanchez	David DeVelder	
Lee Alexander		
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. September 17, 2018 minutes

a. **Motion made** by Helga Sanchez to approve the minutes with the changes requested by Lee.
2nd by Lee Alexander.
Motion Passed unanimous (5) in favor.

IV. ARC

Per the Board, additional updates will be made to the ARC application and sent to the Board for review.

ARC REQUESTS

A. 11202 Leprechaun – Remove hedges & add St. Augustine sod to the right of the driveway; remove plantings in front of window and replace with lattice with a jasmine planter and roses.
Motion made by Helga Sanchez to approve.

2nd by Jim Petosky. Discussion followed. **Motion Passed** unanimous (5) in favor.

B. 11306 Donneymoor Drive – Permanent shade canopy area at end of driveway.
Motion made by Jim Petosky to deny the application as presented as structure does not comply with Shadow Run Covenants.
2nd by David Parker.
Motion Passed unanimous (5) in favor of the motion.

C. 11207 Donneymoor Drive – Remove & replace shingles.
Motion made by Jim Petosky to approve.
2nd by David Parker.
Motion Passed unanimous (5) in favor.

D. 12601 Shadow Run – Exterior home painting.
Motion made by Lee Alexander to approve.
2nd by Helga Sanchez.
Motion Passed unanimous (5) in favor.

E. 12001 Shadow Run – Install wood stockade fence.
Motion made by Lee Alexander to approve the installation of the wood stockade fence with a note that any equipment stored in a utility yard must be wholly contained. The Board noted that this fencing application does not constitute a utility yard since a utility yard must be enclosed on all sides.
2nd by Helga Sanchez.
Motion Passed unanimous (5) in favor.

F. 12112 Timberlake – Install tan vinyl fence.
Motion made by Lee Alexander to approve the installation of the vinyl fence with a note that any equipment stored in a utility yard must be wholly contained. The Board noted that this fencing application does not constitute a utility yard since a utility yard must be enclosed on all sides.
2nd by Jim Petosky.
Motion Passed unanimous (5) in favor.

G. 12206 Timberlake – Install garden shed and paint to match primary residence.
Motion made by Helga Sanchez.
2nd by Lee Alexander.
Motion Passed unanimous (5) 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 – E.T. briefed the Board on Seymie Wilkerson's report and a copy is available on the website. Newsletter content is due by November 19, 2018.

C. Miscellaneous outstanding items – It was reported that a vehicle is parking in the grass at a residence and another homeowner is parking a vehicle in a backyard that isn't wholly contained. ET will send photos to management for a violation letter to be sent.

VI. MANAGEMENT REPORT

A. Violations – Janet MacNealy reported the flyer sent to all homeowners with Fall clean-up reminders seems to be well received and homeowners are pressure washing and cleaning up their properties. The Board suggested rotating site inspections weekly between the East and West sides of Shadow Run. They will discuss further at the next meeting.

B. Collections:
Account #219326:
Motion Made by Jim Petosky to write off $4,956.88 per the attorney's recommendation on account #219326 as a result of a mortgage foreclosure.
2nd by Helga Sanchez.
Motion Passed unanimously (5) in favor.

Account #219234
Motion Made by Helga Sanchez to write off $55.00 from account #219234 which was a carry-over from the prior management company's books.
2nd by Lee Alexander.
Motion Passed unanimously (5) in favor.

Account #219406 – The Board unanimously agreed to not send the file to the attorney for collections as the homeowner made a payment on October 12, 2018. The Board will review the file at the next meeting.

The Board unanimously agreed not to have accounting send additional small balance reminder letters at this time.

VII. UNFINISHED BUSINESS

A. Trick or Treat – October 27, 2018 from 5:00 P.M. – 7:00 P.M. at the dam.
ET noted that he received a list of volunteers including 1 homeowner who will be coordinating everyone.

VIII. NEW BUSINESS

A. Jim Petosky reported that he's been in touch with the County and they will be sending a street sweeper into Shadow Run and will be inspecting those street curbs that need repairs and also some of the Shadow Run roadways.

IX. COMMUNITY TOPICS AND CONCERNS

Several concerns were discussed during the meeting including the status of patrols. ET will review the need for additional patrols as the holidays approach.

X. NEXT MEETING - The next meeting is November 19, 2018 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 8:35 P.M.
Respectfully submitted for the Secretary,
These minutes were approved on 11/19/18.

Signed _____ Printed 11/19/2018