SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

November 19, 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 7:00 PM on November 19, 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 & CAM
Helga Sanchez		Tanya Stewart, CAM
Lee Alexander		
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. October 15, 2018 minutes

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

IV. ARC

ARC APPEAL

A. 11306 Donneymoor – Appeal Canopy Structure – The homeowner attended the meeting to provide additional input for his application and reasons for appealing the initial denial. The homeowner will submit additional photos and the application will be reviewed at the next Board of Directors' meeting.

ARC REQUESTS

A. 11310 Donneymoor – Exterior Paint
Motion made by Jim Petosky to approve.
2nd by Helga Sanchez. Discussion followed.
Motion Passed unanimous (6) in favor.

B. 11303 Tralee – Replace Drywall Ceiling in Front Porch
Motion made by Jim Petosky to approve the application as presented.
2nd by Lee Alexander.
Motion Passed unanimous (6) in favor of the motion.

C. 11303 Tralee – Roof Replacement
Motion made by Jim Petosky to ratify approval made on October 26, 2018.
2nd by Helga Sanchez.
Motion Passed unanimous (6) in favor.

D. 12005 Shadow Run – No motion was made on the Cat Fence request as submitted. However, homeowner was present and offered to erect a wooden fence with three sides and to construct the Cat Fence fully inside the wooden fence.
Motion made by Lee Alexander to approve..
2nd by Helga Sanchez. Discussion followed.
Motion Passed – Jim Petosky voted against the motion. ET Nortje, Helga Sanchez, Lee Alexander, David DeVelder, and David Parker voted in favor of the motion; therefore, the motion passed by a vote of 5 to 1. The homeowner will resubmit the application with a marked survey, wood fence proposal on 3 sides with mesh fencing across the back. The Architectural Committee will review and provide a recommendation to the Board. The Board will review the application at the next meeting.

E. 12111 Timberlake - Fence
Motion made by Lee Alexander to 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 – The newsletter article submission deadline is November 19, 2018. ET reported that Shadow Run will be getting new holiday lights. Lee Alexander will purchase the lights and will submit the receipts for reimbursement. David DeVelder reported the entrance landscaping is prospering with all of the rains the community has received. Janet MacNealy will work with Helga Sanchez to get 3 quotes to install electric at the Shadow Run East entrance extending the northside electric to the southside wall.

C. Miscellaneous outstanding items – ET Nortje reported there is additional vandalism including a broken fence by the spillway on the dam. He has reported it to the Shadow Run Dam Corporation. Jim Petosky will contact Charles DelaRosa to see about gaining access to the camera. ET Nortje noted that a homeowner reported there are flags in disrepair throughout the community. The Board will research the cost of flags and put an article in an upcoming newsletter giving everyone a little history on the flag and the proper ways to display, care, and dispose of flags.

VI. MANAGEMENT REPORT

A. ARC/NOC Form – The Board approved the NOC form with changes as submitted by Lee Alexander. The form will be updated and emailed to the Board for review.

B. Collections

a. Past Due

1. Account #219406 – The Board unanimously agreed to put a hold on the file.

C. Legal

a. Intent to Lien

Motion made by Helga Sanchez to authorize the attorney to proceed with the Notice of Intent to Foreclose on accounts 219301, 219480, and 219233.
2nd by ET Nortje.
Motion Passed unanimous (6) in favor.

D. Violations – The Board authorized the CAM to proceed with sending violation notices with the initial focus on lawn and landscaping; however, all violations are subject to inspection.

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

IX. COMMUNITY TOPICS AND CONCERNS

X. NEXT MEETING - The next meeting is December 17, 2018, 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 8:20 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on 12/17/18

Signed _____ Printed 12/17/2018