SHADOW RUN
Subdivision
Riverview, Florida

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

Bloomingdale Regional Library
1906 Bloomingdale Ave.
Valrico, Fl. 33596

February 26, 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 Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:02 PM on February 26, 2018, at the Bloomingdale Regional Library, 1906 Bloomingdale Ave. Valrico, Fl. 33596

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje	David DeVelder	David Parker	Katt Sears, CAM
Seymie Wilkerson	Don McCann		
Jim Petosky	Frank Weiri left at 7:45P.M.		
Helga Sanchez			
Lee Alexander			

Quorum was present.

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

III. APPROVAL OF MINUTES

A. January 22, 2018 minutes
   a. **Motion made** by David DeVelder to approve with corrections.
      2nd by Frank Weiri
      Motion Passed Unanimous (8) in favor

IV. ARC REQUEST

A. 11208 Killearn Ct.- Fence
   a. **Motion made** by Etienne "ET" Nortje to approve
      2nd by Frank Weiri
      Motion Passed unanimous (8) in favor

B. 12408 Wexford Hills Rd.- Garden Shed
   b. **Motion made** by Etienne "ET" Nortje to approve as long as shed is in the utility yard.
      2nd by Lee Alexander
      Motion Passed unanimous (8) in favor

C. 11313 Tralee Drive-Paint exterior of home
   c. **Motion made** by Etienne "ET" Nortje to approve
      2nd by Lee Alexander
      Motion Passed unanimous (8) in favor

D. 11310 Leprechaun Dr.-Fence
   d. **Motion made** by Etienne "ET" Nortje to approve on contingency that both sides be vinyl fence.
   2nd by Frank Weiri
   Motion Passed (6) in favor, (2) opposed, Don McCann and Jim Petosky
E. 11302 Leprechaun Dr.- Window replacement
   e. **Motion made** by Etienne "ET" Nortje to approve
   2nd by Frank Weiri
   Motion Passed unanimous (8) in favor
F. 12616 Lake Hills Dr.- Roof replacement- new to the agenda
   f. **Motion made** by Etienne "ET" Nortje for approval.
   2nd by Helga Sanchez
   Motion Passed unanimous (8) in favor
G. 12303 Wexford Dr.- Replace boat port- new to the agenda
   g. **Motion made** by Etienne "ET" Nortje for approve on contingency that the neighbors approve.
   2nd by David DeVelder
   Motion Passed unanimous (8) in favor

V. COMMITTEE CHAIRPERSONS REPORTS
A. Reports are available on The Shadow Run web-site.

VI. UNFINISHED BUSINESS
A. HOAst on-line presentation-
   a. **Motion made** by David DeVelder to accept the proposal for $692.50 for one year service
   2nd by Frank Weiri
   Motion Passed (7) in-favor, (1) opposed, Jim Petosky.

VII. NEW BUSINESS
A. Approval of the 2018-2019 Budget
   a. **Motion made** by Helga Sanchez to aapprove the 2018-2019 Budget
   2nd by Jim Petosky
   Motion Passed unanimous (8) in favor
B. #219404 request to have late fees waived
   b. **Motion made** by Helga Sanchez to waive the $25.00 late fee.
   2nd by David DeVelder
   Motion Passed unanimous (8) in favor
C. #291328 Payment plain
   c. **Motion made** by Etienne "ET" Nortje for Approve payment plan for the balance of $1100.00 at $100.00 a month and with the contingency that the current dues are paid in full in the amount of $220.00.
   2nd by Helga Sanchez
   Motion Passed (6) in-favor, (1) opposed, Don McCann.

D. #219417 Foreclosure- Attorney request
   d. **Motion made** by Etienne "ET" Nortje for postpone.
      2nd by Lee Alexander
      Motion Passed unanimous (8) in favor
E. Proposal for Crape Myrtle trees-**no motion was made.**
F. Proposals for the East Wall repair
   e. **Motion made** by Seymie Wilkerson to approve all proposal in the amount of $9,400.51.
      2nd by Jim Petosky
      Motion Passed unanimous (8) in favor
G. Board size to be determined for up coming Annual elections- **no motion was made**.
H. Tree Grant-**no motion was made**.
I. Tropical Lawn Care-new to the Agenda
   h. **Motion made** by Frank Weiri to aapprove Tropical Lawn Care as the new Landscaping company at $1400.00 per month
      2nd by Helga Sanchez
      Motion Passed (6) in-favor, (2) opposed, Don McCann and Jim Petosky.

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

IX. NEXT MEETING - The next meeting March 19, 2018.

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:40 P.M.

Respectfully submitted,
Katt Sears, CMCA, AMS, CAM, For the Secretary

These minutes were approved on Jun 02, 2018

Signed Printed David DeVelder