SHADOW RUN

Subdivision

Riverview, Florida

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

Riverview Civic Center
11020 Park Dr. Riverview, Fl. 33569

January 22, 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 7:07 PM on January 22, 2018, at the Riverview Civic Center, 11020 Park Dr., Riverview, FL 33569.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje	Frank Weiri	Don McCann	Katt Sears, CAM
Jim Petosky	David DeVelder		
Seymie Wilkerson	David Parker		
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. November 27, 2017 minutes

a. **Motion made** by Seymie Wilkerson to Approve.
2nd by Lee Alexander
Motion Passed Unanimous (8) in favor

IV. ARC REQUEST

A. 12201 Timberlake-Exterior paint-

a. **Motion made** by Seymie Wilkerson to Approve
2nd by Helga Sanchez
Motion Passed Unanimous (8) in favor

B. 12112 Timberlake-Exterior Paint and Roof replacement-

b. **Motion made** by Frank Weiri to Approve
2nd by Helga Sanchez
Motion Passed Unanimous (8) in favor

C. 11921 Shadow Run Blvd.-Fence replacement-

c. **Motion made** by Jim Petosky to Approve
2nd by Frank Weiri
Motion Passed Unanimous (8) in favor

D. 11916 Shadow Run Blvd.-10x14 utility shed-
   d. **Motion made** by Frank Weiri to Approve on contingency that the utility shed is paint to match the house.
      2nd by Jim Petosky
      Motion Passed Unanimous (8) in favor

E. 11208 Killearn Ct- Roof replacement-
   e. **Motion made** by Helga Sanchez to Approve
      2nd by Seymie Wilkerson
      Motion Passed Unanimous (8) in favor

F. 12106 Timberlake-Window replacement & Exterior paint-
   f. **Motion made** by Seymie Wilkerson to Approve
      2nd by Helga Sanchez
      Motion Passed Unanimous (8) in favor

G. 11421 Donneymoor- Car port-
   g. **Motion made** by Etienne "ET" Nortje for Approve special exception.
      2nd by David DeVelder
      Motion <u>did not</u> Pass Unanimous (8) in favor
      Owner will resubmit

V. <u>COMMITTEE CHAIRPERSONS REPORTS</u>

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

VI. <u>UNFINISHED BUSINESS</u>

A. Accounts-
   a. #219381-BOD will not waive $125.60.
   b. #219353-owner submitted payment in full, release of lien.
   c. #219381-same as above
   d. #219417-This account is in mortgage foreclosure. Keep lien in place.
   e. #219328- Etienne "ET" Nortje will contact owner

VII. <u>NEW BUSINESS</u>

A. HOAst on-line presentation-
   a. Presentation postponed due to equipment issues.

B. Special Meeting-
   b. Workshop to discuss criminal activity at Shadow Run. Date February, venue TBA.

VIII. <u>COMMUNITY TOPICS AND CONCERNS</u>

Several concerns were discussed during the meeting.

IX. <u>NEXT MEETING</u> - The next meeting TBA, Normal meeting February 19, 2018 falls on Presidents Day.

X. <u>ADJOURNMENT</u>

There being no further business to come before the Board, the meeting was adjourned at **8:58 P.M**.

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

These minutes were approved on 2/24/18

Signed _____ Printed _____