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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

September 17, 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 7:03 PM on September 17, 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 Parker	
Lee Alexander		
David DeVelder		
Jim Petosky		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. August 29, 2018 minutes
   a. **Motion made** by Helga Sanchez to approve.
      2nd by Lee Alexander.
      Motion Passed unanimous (5) in favor.

IV. ARC

Per the Board, the ARC application will be updated to include wording that all applications must be submitted by 5:00 P.M. on the Monday one (1) week prior to the Board of Director's meeting where the ARC applications are to be discussed.

ARC REQUESTS

A. 11306 Donneymoor Drive – shed and fencing
   Motion made by David DeVelder to approve.
   2nd by Helga Sanchez. Discussion followed. **Motion Passed** unanimous (5) in favor.

B. 11405 Donneymoor Drive – fence and garage –
Motion made by David DeVelder to approve the application for the installation of the fence and garage as presented. 2nd by Lee Alexander. Discussion followed. Etienne Nortje voted in favor of the motion. Helga Sanchez, Lee Alexander, David DeVelder, and Jim Petosky voted against the motion.
Motion Failed by a vote of 4 to 1, therefore, the application is disapproved.

C. 11301 Lock Lomond Drive – PVC privacy fence
Motion made by Jim Petosky to approve.
2nd by Helga Sanchez
Motion Passed unanimous (5) in favor.

D. 13003 Shadow Run- shed and fencing
Per E.T. the homeowner has pulled their application and will be contacting EPC to clarify any setback or conservation concerns as it relates to placement of the shed and fencing. The homeowner will resubmit an application for review if they decide to proceed with the project.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Helga Sanchez briefed the Board on her written report and a copy is available on the website. E.T. will post a link on the facebook page to the 2017 CPA year-end report.
Motion made by Helga Sanchez to approve a payment plan for #219198 to pay 50% of the assessment balance by the end of October and the remaining 50% by the end of November.
2nd by David DeVelder.
Motion passed unanimous (5) in favor.

B. Common Grounds / Newsletter / Welcome Committee / Social Committee – E.T. reported that he installed the LED lights at the entrance. No written reports were received from the various committees.

C. Miscellaneous outstanding items – It was reported that the lawn company is parking in the roadway at the entrance blocking traffic. E.T. will send the lawn company an email to address the concerns.

VI. MANAGEMENT REPORT

A. Violations

B. Attorney action letters for violations

1. Dead palm leaves – E.T. noted the matter was corrected over the weekend so the file will be closed.
2. Remedy discolored mailbox and/or mailbox post – The Board unanimously decided that a Board member will contact the homeowner regarding the mailbox issues and the file will remain open but will not be sent to the attorney at this time.

VII. UNFINISHED BUSINESS

A. Review and approve Resolutions

1. Online Voting:

The Resolution was adopted at the March 19, 2018 meeting and the Board is signing the policy for the records.

2. Schedule of Violations:
Motion made by Lee Alexander to approve the Schedule for Correction of Violation's Resolution with changes as discussed. 2nd by David DeVelder. Changes will be made and provided to the Board for signature.
Motion passed unanimously (5) in favor.

3. Collection Policy
Motion made by Helga Sanchez to approve the Collection Policy with changes as discussed. 2nd by Lee Alexander.
Motion passed unanimously (5) in favor. Changes will be made and provided to the Board for signature.

VIII. NEW BUSINESS
None at this time.

IX. COMMUNITY TOPICS AND CONCERNS
Several concerns were discussed during the meeting including cars parking on the grass, fiduciary duties, and covenants enforcement.

X. NEXT MEETING - The next meeting **October 15, 2018**.

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 _____.

Signed _____Printed_____