SHADOW RUN
Subdivision
Riverview, Florida

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

Bloomingdale Library
1906 Bloomingdale Ave.
Valrico, FL 33596

July 16, 2018
MINUTES
DRAFT

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 July 16, 2018, at the Bloomingdale Library, 1906 Bloomingdale Ave., Valrico, FL 33596

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Etienne "ET" Nortje	Jim Petosky	Katt Sears, CAM
Helga Sanchez		
Lee Alexander		
David DeVelder		
Seymie Wilkerson		
David Parker		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. June 18, 2017 minutes

a. **Motion made** by Etienne "ET" Nortje to approve the June 18, 2018 with corrections.
2nd by Seymie Wilkerson
Motion Passed unanimous (6) in favor

IV. ARC REQUEST

A. 19113 Sugarberry Dr.- storage shed

a. **Motion made** by Etienne "ET" Nortje to approve.
2nd by Seymie Wilkerson
Motion Passed unanimous (6) in favor

B. 11204 Macombs Ct.- replace front door and side lights

b. **Motion made** by Etienne "ET" Nortje to approve.
2nd by Seymie Wilkerson
Motion Passed unanimous (6) in favor

C. 12508 Wexford Hills Rd – replace mailbox
   c. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Seymie Wilkerson
      Motion Passed unanimous (6) in favor
D. 12501 Lake Hills- removal of fence from outside shed
   d. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Seymie Wilkerson
      Motion Passed unanimous (6) in favor
E. 11905 Shadow Run-replace windows
   e. **Motion made** by David DeVelder to approve.
      2nd by Helga Sanchez
      Motion Passed unanimous (6) in favor
F. 11507 Heron Hills Lane- Library Box
   f. **Motion made** by Etienne "ET" Nortje to approve.
      2nd by Lee Alexander
      Motion Passed (4) in favor, (2) opposed. Helga Sanchez and David DeVelder opposed.

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

VI. UNFINISHED BUSINESS
A. None at this time.

VII. NEW BUSINESS
A. Late Fees-
   a. **Motion made** by Helga Sanchez the 30 members who paid the invoiced amount during June 2018 should not be charged the $25 late fee. That GPI should mail letters disclosing the billing error to the 30 homeowners at no cost to the association.
      2nd by David DeVelder
      Motion Passed unanimous (6) in favor

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

IX. NEXT MEETING - The next meeting August 20, 2018.

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:55 P.M.

Respectfully submitted,

For the Secretary by Katt Sears, CMCA, AMS

These minutes were approved on _____.

SHADOW RUN

Subdivision

Riverview, Florida

Signed _____ Printed 8/29/2018