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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569
October 21, 2019

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

Lee Alexander called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:00 PM on October 21, 2019, at the Riverview Civic Center, 11020 Park Drive, Riverview, Florida 33569.

II. ROLL CALL – NOTICE OF MEETING

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

Quorum was present.

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

III. APPROVAL OF MINUTES

Motion made by Semie Wilkerson to approve the August 19, 2019 meeting minutes as presented.
2nd by Helga Sanchez.
Motion Passed unanimous all in favor

IV. ARC REQUESTS

1. 11302 Burberry Ct-Mailbox
   Motion made by Seymie Wilkerson to approve the application for mailbox as presented.
   2nd by Etienne "ET" Nortje
   Motion Passed unanimous all in favor

2. 11405 Donneymoor Dr-Paint
   Motion made by Helga Sanchez to approve paint. 2nd by Seymie Wilkerson
   Motion Passed 5 to 1. Jim Petosky opposed

3. 12614 Lake Hills-New Home(mailbox not approved)
   Motion made by Seymie Wilkerson to approve new home 2nd by Lee Alexander
   Motion Passed unanimous all in favor.

4. 11301 Leprechaun-Paint
   Motion made by Helga Sanchez to approve the application for paint as presented.
   2nd by Lee Alexander.
   Motion Passed 5 to 1. Jim Petosky opposed

5. 11902 Shadow Run-Fence-Ratify
   Motion made by Helga Sanchez to approve the application as presented. 2nd by Seymie Wilkerson
   Motion Passed 5 to 1. Jim Petosky opposed

6. 12003 Shadow Run-Paint
   Motion made by Seymie Wilkerson to approve the application for paint as presented.
   2nd by Helga Sanchez.
   Motion Passed unanimous all in favor.

7. 11303 Sweetbay-Covered Parking
   Motion made by Jim Petosky to approve the application for covered parking as presented.
   2nd by Seymie Wilkerson.
   Motion Passed 5 to 1. Helga Sanchez opposed

8. 12208 Timberlake-Addition
   Motion made by Seymie Wilkerson to approve the application for addition as presented.
   2nd by Jim Petosky
   Motion Passed 5 in favor. Etienne "ET" Nortje abstained

9. 12510 Wexford Hills-Fence
   Motion made by Jim Petosky to approve the application for fence as presented.
   2nd by David Parker.
   Motion Passed unanimous all in favor.

10. 11907 Shadow Run-Fence
    Motion made by Etienne "ET" Nortje to approve the application for fence as presented.
    2nd by Seymie Wilkerson.
    Motion Passed unanimous all 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. Helga Sanchez made a Motion to forward the 7 outstanding accounts for intent to foreclose and record a claim of lien. Etienne "ET" Nortje 2nd the motion. **Motion Passed** unanimous all in favor.

B. Common Grounds / Newsletter / Welcome Committee / Social Committee - Seymie Wilkerson

C. Miscellaneous Outstanding Items - None

VI. MANAGEMENT REPORT

A. Violations Report provided to the Board in advance of the meeting.

B. Legal – No action items at this time.

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

A. Sandy Reed with Tampa Audubon gave a brief presentation on Project Perch and provided a flyer that will be posted on the community website to raise awareness of conservatory efforts in our neighborhood.

B. Metro Storage was renewed with a discount of 50% off the 12th month, when paid in full for 1 year.

C. Jim Petosky asked to have time next month's meeting about going back to paper newsletter.

D. Reimbursement Practices- **Motion** was made by Etienne "ET" Nortje and 2nd the motion by Jim Petosky to allow a reimbursement check to be prepared in advance. Upon receipt of legitimate invoice. **Motion was Passed** 5 to 1. Helga Sachez opposed.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:50 P.M.

Respectfully submitted for the Secretary, by Tanya Stewart CAM.
These minutes were approved on _____.

Signed _____ Printed 01/20/2020