SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569
July 15, 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 7:10 PM on July 15, 2019, 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, CAM
David Parker		
Jim Petosky		
David DeVelder		
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
Motion made by ET Nortje to approve the June 17, 2019 meeting minutes as presented.
2nd by David DeVelder.
Motion Passed unanimous all in favor

IV. ARC
REQUESTS
1. 11206 Killearn Court / Roof Replacement
Motion made by Helga Sanchez to approve the application to replace the roof.
2nd by Jim Petosky.
Motion Passed unanimous all in favor

2. 127036 Lake Hills Drive / Pool & Screened Enclosure
Motion made by Jim Petosky to approve the application for the pool and screen enclosure as presented.
2nd by Helga Sanchez. Discussion followed.
Motion Passed unanimous all in favor.

3. 12605 Lake Hills Drive / Parking Awning & Privacy Fence
Motion made by Jim Petosky to approve the application to install a parking awning and privacy fence as presented.
2nd by David Parker.
Motion Passed unanimous all in favor.

4. 12610 Lake Hills Drive / New Construction – Footprint Location
Motion made by David DeVelder to approve the application for the footprint location within the rear setback of the property as presented contingent on the neighbor immediately to the East giving approval and/or no objections by July 23, 2019.
2nd by Jim Petosky. Discussion followed.
Motion Passed unanimous all in favor.

5. 12102 Timberlake Road / Garage
Motion made by David DeVelder to approve the application for a garage as presented.
2nd by Lee Alexander. Discussion followed.
Motion Passed by a vote of 4 to 2 with ET Nortje, David Parker, David DeVelder, and Lee Alexander voting in favor of the motion; Jim Petosky voted against the motion; and Helga Sanchez abstained.

V. COMMITTEE CHAIRPERSONS REPORTS
- A. Finance / Treasurer – Helga Sanchez briefed the Board on her written report and a copy is available on the website.
- B. Common Grounds / Newsletter / Welcome Committee / Social Committee - CAM to email new owner list to Seymie Wilkerson and Lee Alexander when received.
- C. Miscellaneous Outstanding Items - None

VI. MANAGEMENT REPORT
- A. Violations Report provided to the Board in advance of the meeting. The Board asked that another site visit be conducted the week of July 15, 2019.
- B. Legal – No action items at this time.

VII. UNFINISHED BUSINESS
- A. None

VIII. NEW BUSINESS
- A. Landscape Contract – Tabled to the August agenda.
- B. Hillsborough County 2020 Mini Grant – Seymie Wilkerson presented information to the Board and homeowners prior to the meeting via social media to solicit ideas to submit for the mini grant. The

Board briefed on some of the prior projects the community received via the mini grant program. All ideas are welcome and all homeowners are encouraged to participate in submitting ideas.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:23 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on _____.

Signed _____ Printed 19 Aug 19