SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

March 18, 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

Etienne "ET" Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:00 PM on March 18, 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	Tanya Stewart, CAM
Lee Alexander	David Parker	
Jim Petosky		
David DeVelder		
Helga Sanchez		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. February 25, 2019 minutes

a. **Motion made** by Helga Sanchez to approve the minutes with a change under New Business to correct the adopt the 2019-2020 Budget
2nd by David DeVelder.
Motion Passed unanimous (5) in favor.

IV. ARC

REQUESTS

1. 11405 Donneymoor Dr-Paint
Motion made by Etienne "ET" Nortje to approve the application for paint as presented with note that it cannot be gloss paint.
2nd by Lee Alexander.
Motion Passed unanimous (5) in favor

2. 11305 Hoot Owl Ct-Fence
Motion made by David DeVelder to approve the application for the fence as presented.
2nd by Lee Alexander. **Motion Passed** unanimous (5) in favor.

3. 11305 Hoot Owl-Shed
Etienne "ET" Nortje made a motion to table till next meeting.

4. 11305 Hoot Owl Ct-Paint
Motion made by David DeVelder to approve the application for the paint as presented.
2nd by Helga Sanchez.
Motion Passed unanimous (5) in favor.

5. 11306 Leprechaun-Garage
Motion made by Jim Petosky to approve the application as presented.
2nd by David DeVelder.
Motion Passed 5 to 1. Helga Sanchez opposed because it was a different material then the house.

6. 11303 Shadow Run- Shed
Motion made by Helga Sanchez to approve the application for the shed as presented.
2nd by Lee Alexander.
Motion Passed unanimous (5) 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.
B. Common Grounds / Newsletter / Welcome Committee / Social Committee – Seymie Wilkerson was absent.
C. Miscellaneous outstanding items – None.

VI. MANAGEMENT REPORT

Tanya Stewart briefed the Board on the Management Report and violation list. Board members with any specific violation concerns will email Tanya with details and she will check it on her next site visit.

VII. UNFINISHED BUSINESS.

A. East Side Entrance Lighting – Westcoast Lighting. Jim Petosky **Motioned** to approve quote for lighting repair if not to exceed $1000.00. 2nd by David DeVelder. **Passed** unanimous (5) in favor.

VIII. NEW BUSINESS

NONE

IX. COMMUNITY TOPICS AND CONCERNS

X. NEXT MEETING - The next meeting is the Board of Directors on April 15, 2019 at 7:00 P.M. at the Riverview Civic Center.

XI. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:24 P.M.

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

Signed _____Printed_____