SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

November 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

Lee Alexander called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:00 PM on November 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:
Lee Alexander	None	Tanya Stewart, CAM
Etienne "ET" Nortje		
David Parker		
Jim Petosky		
David DeVelder		
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

a. October 21,2019 minutes **Motion made** by Etienne "ET" Nortje to approve the minutes as submitted.
2nd by Davia DeVelder.
Motion Passed unanimous (7) in favor.

IV. ARC

REQUESTS

1. 11405 Donneymoor Dr- Pool and Enclosure
Motion made by Seymie Wilkerson to approve the applications as presented.
2nd by Helga Sanchez.
Motion Passed unanimous all in favor.

2. 12608 Lake Hills –Paint and Fountain
   Motion made by Etienne "ET" Nortje to approve the application as presented for Fountain.
   2nd by David Parker.
   Motion Passed 4 to 2 in favor. James Petosky and David DeVelder opposed

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

3. 11911 Shadow Run-Roof-Solar Panel-Paint
   Motion made by Etienne "ET" Nortje to approve the applications as presented.
   2nd by Helga Sanchez.
   Motion Passed unanimous all in favor.

4. 11920 Sugarberry- Garage and Shed-Tabled

5. 12308 Wexford-Shed
   Motion made by Seymie Wilkerson to approve application as presented.
   2nd by Helga Sanchez
   Motion Passed unanimous all in favor

6. 11310 Leprechaun-Paint
   Motion made by Seymie Wilkerson to approve application as presented.
   2nd by Helga Sanchez
   Motion Passed unanimous all in favor

7. Lot#10 Lakehills-Fence
   Motion made by David DeVelder to approve the application as presented.
   2nd by Helga Sanchez.
   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.

B. Payment Plan for past due Acct.#219224
   Motion made by Etienne "ET" Nortje to approve a payment plan of 4 payments of $166.80.
   2nd by Helga Sanchez.
   Motion Passed unanimous all in favor.

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. Metro Storage-After a discussion. We will keep the same size storage as before.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:14 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on 6 Jan 20.

Signed _____ Printed Lee Alexander