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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

February 25, 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 7:01 PM on February 25, 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	Lee Alexander	Tanya Stewart, CAM
Helga Sanchez		Janet MacNealy, CMCA, CAM
Seymie Wilkerson		
Jim Petosky (left at 8:47 P.M.)		
David Parker		
David DeVelder		

Quorum was present.

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

III. APPROVAL OF MINUTES

A. January 28, 2019 minutes

a. **Motion made** by David DeVelder to approve the minutes with a change under New business C(a) to correct the name of the Board member that seconded the motion.
2nd by Helga Sanchez.
Motion Passed unanimous (6) in favor.

IV. ARC

REQUESTS

1. 11206 Kerry Hills Court - Fence

Motion made by Helga Sanchez to approve the application for a fence as presented with an exception for the homeowner to tie into his neighbor's fence for aesthetics and for consideration of additional usable space in the fenced in area and after no objections received from neighboring owners.

2nd by Seymie Wilkerson.
Jim Petosky voted against the motion. Helga Sanchez, ET Nortje, David DeVelder, David Parker, Seymie Wilkerson.
Motion Passed by a vote of 5 to 1.

2. 11306 Leprechaun Drive – Garage
Motion made by Jim Petosky to approve the application for the garage as presented.
2nd by David DeVelder. Discussion followed.
Jim Petosky withdrew his motion.
ET Nortje will contact the homeowner for additional information.

3. 12205 Shadow Run - Fence
Approved at 1/28/19 meeting contingent on additional fence type material being received. The information was received and the fence will be board on board.

4. 13003 Shadow Run - Shed
Motion made by Seymie Wilkerson to deny the application as presented as it does not meet the screening requirements because a utility yard must be fenced or substantially obscured by hedges from the front and side.
2nd by David DeVelder.
Helga Sanchez, Seymie Wilkerson, David Parker, Jim Petosky, and ET Nortje voted in favor of the motion. David DeVelder abstained.
Motion Passed by a vote of 5 to 1.

5. 13003 Shadow Run - Landscaping
Motion made by Seymie Wilkerson to approve the application as presented.
2nd by Helga Sanchez.
Motion Passed unanimous (6) 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 reported the Crepe Myrtles were planted at the West side entrance as part of the award of the Hillsborough County Tree Grant. The February newsletter posted on the website and a link was posted on the community Facebook site. The community Easter event *Save the Date* was announced for Saturday, April 20th and it was posted on the community Facebook page seeking volunteers. Community clean-up is March 30th and the community garage sale is March 23rd. A copy of the Committee Reports is posted on the website.
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. Electronic Voting – There are currently 27 homes registered for online voting. The Board will continue the efforts to get owners to sign up to vote online.

B. East Side Entrance Lighting – The Board authorized ET Nortje to obtain a quote for low voltage solar lighting to be presented at the March Board meeting.

VIII. NEW BUSINESS

A. Budget Adoption
Motion made by Helga Sanchez to adopt the 2019/2020 Budget as presented.
2nd by David DeVelder.
Motion Passed unanimous (6) in favor.

B. CPA / Year-End & Tax Return
The Board approved the proposal from David J. Gauthier, CPA for $975 to prepare the year-end Compilation and the tax return. This original rate of $1675 was reduced by $400 for his normal discount along with another $300 discount toward the 2018/2019 services.

C. Tree Grant
Motion made by David DeVelder to pay the invoice to Tropical Lawn Care, Inc. for the Crepe Myrtles installed as part of the Tree Grant with the cost to be reimbursed by the County once the final paperwork.
2nd by Jim Petosky.
Motion Passed unanimous (6) in favor.

D. Road Damages
Jim Petosky contacted the County regarding staining and damages to Timberlake Road caused by the Waste Management garbage truck fire in September 2018. Jim will follow up with the Board when he receives additional information.

E. Donneymoor – Jim Petosky reviewed the areas on Donneymoor that have drainage issues with the water coming from County owned property.

IX. COMMUNITY TOPICS AND CONCERNS

X. NEXT MEETING - The next meeting is the Board of Directors on March 18, 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 8:53 P.M.

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

Signed _____ Printed 3/20/2019