SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

January 6, 2020

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 January 6, 2020, 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	Jim Petosky	Tanya Stewart, CAM
Etienne "ET" Nortje	Seymie Wilkerson	
David Parker		
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. November 18,2019 minutes **Motion made** by Etienne "ET" Nortje to approve the minutes as submitted.
2nd by David Parker.
Motion Passed unanimous (5) in favor.

IV. ARC

REQUESTS

1. 11310 Donneymoor Dr-Shed
Motion made by Lee Alexander to approve the application as presented.
2nd by David Parker.
Motion Passed unanimous all in favor.

2. 11303 Burberry-Paint

Motion made by David Parker to approve the application as presented for paint.
2nd by Lee Alexander.
Motion Passed unanimous all in favor

3. **11303 Hoot Owl- Windows**
Motion made by Lee Alexander to approve the application as presented.
2nd by David Parker.
Motion Passed unanimous all in favor.

4. **12608 Lake Hills-Fence**
Motion made by David Parker to approve the application as presented for fence.
2nd by Lee Alexander.
Motion Passed unanimous all in favor

5. **12108 Shadow Run-Widen driveway and Screen room**
Motion made by David Parker to approve application as presented.
2nd by David DeVelder.
Motion Passed unanimous all in favor

6. **12108 Shadow Run- Workshop Footprint**
Motion made by David DeVelder to approve the application as presented for placement of shed only. Design to be approved at next meeting.
2nd by David Parker.
Motion Passed unanimous all in favor

7. **12506 Shadow Run-Windows-Ratify**
Motion made by David DeVelder to approve the application as presented.
2nd by David Parker.
Ratify due to windows leaking and timeframe between meetings for holidays.
Motion Passed unanimous all in favor.

8. **12911 Shadow Run-Paint-tabled**

9. **11302 Sweet Bay Ct.-roof-ratify**
Motion made by Lee Alexander to approve the application as presented.
2nd by Davis Parker. Ratify due to roof leak and timeframe of meeting because of holidays.
Motion Passed unanimous all in favor.

10. **11920 Sugarberry- Garage/Shed-Tabled**

11. **12313 Wexford Hills-Paint**
Motion made by Lee Alexander to approve the application as presented.
2nd by Davis Parker.
Motion Passed unanimous all in favor.

12. 12506 Wexford Hills-Windows

Motion made by Lee Alexander to approve the application as presented.
2nd by David Parker.
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 Motioned to write off the balance for past owner account #219241 $815 2nd by Etienne "ET" Nortje 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.

NONE

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:13 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on 24 Feb 2020

Signed _____ Printed Lee Alexander