SHADOW RUN
Subdivision
Riverview, Florida

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

Riverview Civic Center
11020 Park Drive
Riverview, FL 33569

February 24, 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 February 24, 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	Seymie Wilkerson	Tanya Stewart, CAM
Etienne "ET" Nortje		
David Parker		
David DeVelder		
Helga Sanchez		
Jim Petosky		

Quorum was present.

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

III. APPROVAL OF MINUTES

a. January 6, 2020 minutes **Motion made** by David DeVelder to approve the minutes as submitted.
2nd by Etienne "ET" Nortje.
Motion Passed (5) in favor. Jim Petosky abstained because he was not at the January meeting.

IV. ARC

REQUESTS

1. 12606 Lakehills-New Construction

Motion made by Etienne "ET" Nortje to deny the application as presented, because it did not meet the 50ft set back.
2nd by David DeVelder.
Motion Denied unanimous by all.

2. **12608 Lakehills-Hedge-Flagpole**
   Motion made by Etienne "ET" Nortje to approve the application as presented for hedge and flagpole.
   2nd by Lee Alexander.
   Motion Passed unanimous all in favor

3. **12608 Lakehills-Fence**
   Motion made by Etienne "ET" Nortje to approve the application as presented for fence.
   2nd by Lee Alexander.
   Motion Passed unanimous all in favor.

4. **11301 Loch Lomond-Roof**
   Motion made by Etienne "ET" Nortje to approve the application as presented for the roof.
   2nd by David Parker.
   Motion Passed unanimous all in favor

5. **11307 Tralee-Paint-Door-Shutters**
   Motion made by Etienne "ET" Nortje to approve application as presented.
   2nd by Jim Petosky.
   Motion Passed unanimous all in favor

6. **11315 Tralee-New Construction**
   Motion made by Etienne "ET" Nortje to approve the application as presented for footprint.
   2nd by Jim Petosky.
   Motion Passed unanimous all in favor

7. **12108 Shadow Run-Garage-Fence-Home improvements**
   Motion made by Etienne "ET" Nortje to approve application in the sequence of:
   1. Update house with same cement board that is planned for use on shed
   2. Erect utility yard fence which will wholly contain shed
   3. Construct shed wholly within utility yard and with same cement board on house
   4. All three improvements completed within six months, by August 1, 2020

   2nd by Helga Sanchez.
   Motion Passed 5 in favor. Jim Petosky opposed.

8. **13015 Shadow Run-Pool Enclosure**
   Motion made by Etienne "ET" Nortje to approve the application as presented for the pool enclosure.
   2nd by David Parker.
   Motion Passed unanimous all in favor

9. **11205 Silk Oak-Pool-Screen Enclosure**
   Motion made by **Motion made** by Etienne "ET" Nortje to approve the application as presented .
   2nd by David DeVelder.
   Motion Passed unanimous all in favor

10. **11920 Sugarberry- Garage/Shed**
    Motion made by **Motion made** by Etienne "ET" Nortje to approve the application for metal shed only, painted to match house.
    2nd by David DeVelder.
    Motion Passed 5 in favor, Helda Sanchez opposed.

11. **12911 Shadow Run-Paint**
    Motion made by Etienne "ET" Nortje to approve the application as presented for the pool enclosure.
    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.

VI. MANAGEMENT REPORT

Tanya Stewart briefed the Board on the Management Report and violation list of violations escalated to Attorney Action.

12515 Lakehills Fence- **Motion made** by Lee Alexander to send to attorney.
2nd by Etienne "ET" Nortje.
Motion Passed unanimous all in favor.

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. NEW BUSINESS

2020-2021 Budget-- **Motion made** by Lee Alexander to approve 2020-2021 Budget as presented.
2nd by Etienne "ET" Nortje.
Motion Passed unanimous all in favor.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:56 P.M.

Respectfully submitted for the Secretary,
These minutes were approved on 23 April 2020

Signed _____ Printed Lee Alexander