Shadow Run Homeowners' Association, Inc.

ANNUAL MEMBERSHIP MEETING MINUTES
The Venue
11268 Boyette Road Riverview, Fl. 33569
October 19, 2020

DRAFT MINUTES

I. DETERMINATION OF CHAIRMAN OF THE MEETING

Lee Alexander as President presiding as chairperson.
Lee Alexander called the Shadow Run Homeowners' Association, Inc. Annual Membership meeting to order at 7:03 PM on October 19, 2020, at The Venue, 11268 Boyette Rd Riverview, FL 33569.

II. CALLING OF THE ROLL AND CERTIFYING OF PROXIE-Quorum at 30%.

Total votes available: 385.

- Members who submitted proxies: 151
- Members who submitted ballots: 4
  - Total members represented 155; by proxy or in person proxies
  - There being a required 116 members for quorum (30% of available), the Chairperson announced that a quorum was present.

III. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The manager reported that the notice was mailed to all owners and posted on web site. A copy of the affidavit is also filed in the Association records.

IV. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

a. **Motion made** by Etienne "ET" Nortje to waive the reading of the minutes and to approve the May 20, 2019.
   2nd by Ashley Falvey.
   Motion passed unanimous

V. APPOINTMENT OF INSPECTORS OF VOTING

The Chairperson of the meeting appointed Mr. Davis, Ms. Stamper, and Ms. Andrea as the inspectors of the election and with no objections from the membership, the appointment was confirmed.

NOMINATIONS AND ELECTION OF DIRECTORS

The inspectors of Election tallied the votes.

A. 145 Votes in favor of and 1 against to approve the 2020-2021 Budget; therefore, it was approved.
B. Announcement of the new board of Directors. Lee Alexander, David Albaugh, David DeVelder, Ashley Falvey, Michael McClary, Etienne "ET" Nortje, David Parker, Lisa Tackus, Seymie Wilkerson.

SHADOW RUN
Subdivision
Riverview, Florida

VI. REPORT OF DIECTORS
None.

VII. ROLLOVER OF SURPLUS FUNDS - Approved with 140 votes in favor, and 0 against.

VIII. UNFINISHED BUSINESS
None.

IX. NEW BUSINESS:
Membership Comments:

1. A homeowner asked about the cameras for the community and Lee Alexander explained the Camera Committee is meeting with vendors and working on getting 3 bids to present to the Board. Preston Davis volunteered to join the Committee as well.
2. A homeowner asked about the ownership of the property behind 12506 Wexford. E.T. Nortje explained the property is County owned and the HOA has no jurisdiction.
3. A homeowner asked about a culvert road issue on Wexford. Lee Alexander and E.T. Nortje explained the roads are County owned and they have been working on a few road issues. Owners should report any road concerns directly to the County.

X. BOARD MEMBERS:
Lee Alexander thanked Helga Sanchez and Jim Petosky for their years of faithful service to the community while serving on the Board of Directors. Helga Sanchez served as the Treasurer for the last 6 years and has done a great job. Jim Petosky served on several committees and also worked with the County on several road repair projects.

There being no more business to come before the membership, meeting adjourned at 7:50 PM.

Respectfully submitted for the Secretary,
Tanya Stewart, CAM

These minutes were approved on _____.

_____
Signed

_____
Printed Name