SHADOW RUN
Subdivision
Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
By Zoom Meeting
September 21, 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 7:06 PM on September 21, 2020, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Lee Alexander	David Parker	Tanya Stewart
Etienne "ET" Nortje		Janet MacNealy
Helga Sanchez		
Jim Petosky		
Seymie Wilkerson		
David DeVelder		
Ashley Falvey		

Resident Guests: Robert Alderson & Kelly Turley

Quorum was present.

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

III. APPROVAL OF MINUTES

August 17, 2020 Meeting Minutes **Motion made** by Etienne "ET" Nortje to approve the minutes as submitted. **2nd** Seymie Wilkerson . Discussion followed. **Motion Passed**, 5 to 2 in favor, Helga Sanchez and Jim Petosky opposed. Lee Alexander, Etienne "ET" Nortje, Seymie Wilkerson, David DeVelder, and Ashley Falvey vote in favor of the motion.

IV. ARC

REQUESTS

1. 12701 Silver Pine Drive-Pool

Motion made by Seymie Wilkerson to approve the application for a new pool as presented. 2nd by Ashley Falvey. **Motion Passed**, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer - Helga Sanchez briefed the Board on her written report for August 2020, copies are available on the website.

B. Common Grounds - Seymie Wilkerson updated the Board that we have 2 bids for a new landscape company and she is seeking a 3rd bid prior to the October meeting. Etienne "ET" Nortje recommended the CAM send a letter of abandonment and cancellation via Certified Mail and email to Tropical Landscaping and the Board agreed. Helga Sanchez noted the letter should also include that Tropical owes the Association a refund for 1 week's worth of service. Earthscapes is temporarily upkeeping the community until a landscape contract can be approved. Mulch bids were also requested for the East side community entrance.

C. Newsletter/Welcome Committee– No report at this time.

D. Social Committee – Trick or Treat Street discussed under new business.

VI. MANAGEMENT REPORT

Tanya Stewart briefed the Board on the Management Report and weekly visits for violations. 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

- **Golf Cart Community Designation** - Etienne "ET" Nortje is working with a land use Attorney to send an engagement letter for the Board to review.
- **Annual Meeting** - The Annual Meeting is scheduled for October 19, 2020 at 7 :00 P.M. in person with social distancing and mask requirements. All Board members agreed to the in person meeting. Helga Sanchez offered to bring some extra masks for anyone who may have forgotten to bring one. Ashley Falvey was able to locate and secure The Venue, 11268 Boyette Road, Riverview, FL 33569, located in the Shoppes of Boyette plaza.
- **Website Update** - Etienne "ET" Nortje negotiated Castaway Web Design's original quote of $650 down to $350 to take the content off of the current website and trasfer it to a platform that is less maintenance intensive with less plugins. **Motion** made by Helga Sanchez to approve the $350 with Cataway Web Design. 2nd by Jim Petosky. **Motion Passed** unanimous all in favor.
- **Flock Cameras** - Board and resident feedback was provided. The Board created a Neighborhood Security Camera Committee with volunteers to include: Dawn Tsang, Robert Alderson and Etienne "ET" Nortje. Janet MacNealy will provide Lee Alexander with a sample committee charter that can be used to outline the Neighborhood Security Camera Committee's specific volunteer scope. Information will also be provided to Lee Alexander for the Board to adopt a policy that provides clear instructions on who owns the cameras and system and who has access to it.

VIII. NEW BUSINESS

- **Revised ARC Applications** – ET presented revised ARC applications. **Motion made** by Helga Sanchez to approve the revised ARC applications. **2nd** by Lee Alexander. Discussion followed. **Motion passed** unanimous all in favor.
- **Tree Grant -** Seymie Wilkerson stated the deadline for the Tree Grant for the East Side is September 30th and she is working on finalizing the application. She has scheduled to meet with tree companies by September 25, 2020 for recommendations on tree suggestions and locations. Helga Sanchez volunteered to assist with meeting the tree companies.
- **Treat or Treat Street-** Seymie Wilkerson reported the committee recommends having a scaled back Trick or Treat Street event on October 24, 2020 with social distancing observed. The Board had no objections.
- **Community Yard Sale** – This is scheduled for Friday and Saturday, October 2 & 3. Etienne "ET" Nortje will be putting out the yard sale signs at the entrances and Lee Alexander will be placing the signs in each of the participating neighbors' yards.
- **Owner Comments**
    - No Solication Signs – Jim Petosky reported the No Solicitation signs were blocked by the bushes, so Jim trimmed the bushes. He also purchased a new sign that is identical to the old one and will install it.
    - Kelly Turley noted that he appreciates the Board for putting in the time as volunteers and asked that they continue to fight the good fight.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on 19 Oct 2020.

Signed _____ Printed Lee Alexander