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

By Zoom Meeting

August 17, 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 7:04 PM on August 17, 2020, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Lee Alexander		Tanya Stewart
Etienne "ET" Nortje		
Helga Sanchez joined at 7:33pm		
Jim Petosky		
Seymie Wilkerson		
David DeVelder joined at 7:32pm		
David Parker		

Quorum was present.

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

III. APPROVAL OF MINUTES

July 20, 2020 Meeting Minutes **Motion made** by Jim Petosky to approve the minutes as submitted. 2nd by ET Nortje .
Motion Passed, unanimous all in favor.

IV. ARC

REQUESTS

1. 11206 Donneymoor - Utility Shed

Motion made by Seymie Wilkerson to approve the application as presented for shed. 2nd by David DeVelder.
Motion Passed, 5 in favor, Helga Sanchez and Jim Petosky opposed.

2. **Lot 15 Lakehills - Fence**
   Motion made by Seymie Wilkerson to approve the application for a new fence as presented.
   2nd by David DeVelder.
   Motion Passed, unanimous all in favor to approve application.

3. **12606 Lakehills - Fence**
   Motion made by Helga Sanchez to approve the application as presented for fence.
   2nd by David DeVelder.
   Motion Passed, unanimous all in favor.

4. **12502 Wexford Hills - Well House**
   Motion made by Helga Sanchez to approve application as presented for a well house.
   2nd by Seymie Wilkerson.
   Motion Passed, unanimous all in favor.

5. **12504 Wexford Hills - Driveway**
   Motion made by David DeVelder to approve the application as presented for driveway only.
   2nd by Seymie Wilkerson.
   Motion Passed, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer - Helga Sanchez briefed the Board on her written report for July 2020, copies are available on the website. Helga suggested that the 4 accounts outstanding for 2020 should be turned over to Attorney for collection.

B. Common Grounds - **Motion made** by Etienne "ET" Nortje to spend up to $500 to update mulch and landscaping at the east side entrance. ,2nd by David DeVelder. **Motion passed**, all in favor.

C. Welcome Committee/Social Committee - Seymie Wilkerson gave a final report on the Hillsborough County Grant status for "Operation Community Glow," updates are also posted on the website.

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 contacted Aaron Silberman, who refered him to a local land use Attorney. He will provide another update next month.
- Annual Meeting - Notes from Aaron Silberman were sent in Board member packets and members discussed having an annual meeting virtually or in person. Board members are requested to look for a venue that can host enough neighbors safely for the annual meeting.

- Operation Communit Glow, Lighting Grant - Seymie Wilkerson paid for the grant lighting project and requested reimbursement late July 2020, as a paid receipt was necessary as part of the final paperwork due to Hillsborough County before July 31, 2020. Helga Sanchez advised that this reimbursement be approved by Board members at the August 2020 meeting. **Motion made** by David DeVelder to approve $5000 grant reimbursement payment to Seymie. 2nd by Etienne "ET" Nortje. **Motion Passed**, 5 approved, Helga Sanchez and Jim Petosky opposed.

VIII. NEW BUSINESS

- Neighborhood Security Cameras - Dawn Tsang provided information on Flock Safety, a security camera system for the neighborhood. Discussion followed. Most Board members verbalized support for the pursuit of security cameras, but more research and quotes from additional vendors will be necessary.
- Web Site Update - Kevin McIntosh, Castaway Web Designs, presented options for updating the current website. Kevin was requested to offer additional, less expensive options, to be presented at the next meeting.
- Revised ARC Application forms - ET Nortje has updated the current ARC forms and is soliciting feedback to update these forms. In the interest of time, this item is tabled until the September 2020 meeting.
- Board Vacancy - Tanya Stewart provided an update to Board members from the attorney. **Motion made** by Lee Alexander to appoint Ashley Falvey to the Board of Directors, to fill 1 of the 2 vacant seats. 2nd by David DeVelder. **Motion passed** 6 to 1, Helga Sanchez opposed.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:28 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on 21 Sept 2020.

Signed _____ Printed Lee Alexander