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

By Zoom Meeting

December 16, 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 of Directors meeting to order at 7:03 PM on December 16, 2020, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Lee Alexander	Ashley Falvey (excused)	Chrissie Brown
Etienne "ET" Nortje	Lisa Tackus (excused)	Janet MacNealy
David Albaugh		
David Parker		
Seymie Wilkerson		
Michael McClary		
David DeVelder		

Quorum was present.

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

III. APPROVAL OF MINUTES

November 18, 2020 Meeting Minutes: **Motion made** by Etienne "ET" Nortje to approve the minutes as submitted. **2nd** Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. ARC

REQUESTS

1. 11250 McMullen Rd.– Painting

Motion made by Michael McClary to approve the application for painting as presented. **2nd** by David DeVelder. Discussion followed. **Motion Passed**, unanimous all in favor.

2. 11209 Leprechaun Drivey – Roof

Motion made by Michael McClary to approve the application for roofing as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

3. 11206 Mist Moor Ct. – Addition 600 SF

Motion made by David DeVelder to approve the application for an addition of 600 SF as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

4. 11904 Sugarberry Dr. – New Construction

Motion made by Michael McClary to approve the application for new construction as presented with ET annotating on the applcation that the square on the plans anotating a garage is not part of the application approval. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

5. 11323 Tralee Dr. – New Construction

Motion made by David DeVelder to approve the application for new construction as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley Falvey provided a report prior to the meeting. Lee Alexander briefed the Board in Ashley's absence on the association's financial status. Ashley reviewed the November 30, 2020 financials and did not notice any discrepancies or concerns. Ashley Falvey and Lisa Tackus have been added to the bank accounts as check signers and ET Nortje and Helga Sanchez have been removed.

B. Common Grounds/Newsletter/Welcome Committee/Social Committee – Seymie Wilkerson reported that David Parker reported a minor electrical issue on the East side which was able to be repaired quickly and the holiday lights are up and working properly.

VI. MANAGEMENT REPORT

Chrissie briefed the Board on the Management Report and weekly visits for violations. Board members with any specific violation concerns will email Chrissie with details and she will check it on her next site visit. The Attorney's legal status report was reviewed.

Motion made by David DeVelder to approve the Attorney to file a Lien on 12108 Shadow Run Blvd for past due assessments and legal fees. **2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.

VII. UNFINISHED BUSINESS

- **Mini Grant** – Submission deadline was December 4th, 2020 and Seymie Wilkerson reported that the grant was submitted by the deadline and confirmation was received. Seymie thanked Preston Davis, ET Nortje, and Dawn Tsang for their contributions to getting the grant submitted for a surveillance project. Award decisions will be made the week of January 18, 2021 and the award amount is $5000.

- **Tree Grant** – Seymie Wilkerson received three proposals for trees to be installed on the East side of the community. An extension was granted until the end of 2020 for submissions. Seymie thanked Deloy Wilkerson, David & Allison Parker, and Helga Sanchez for their contributions in

reviewing the proposals and providing input. Seymie plans to submit the grant application by December 18, 2020.

- **New Landscaping Vendor** – Turner Landscaping is on their 2 month trial period of providing landscaping services to the common areas. Lee Alexander received feedback that Turner is going above and beyond and are very responsive when contacted. They have made a good impression and are also making good progress with the damage at the dam. The Board will review the bids at the January meeting and will be prepared to make a decision on hiring a permanent landscape company.

- **Shadow Run Security Camera System –** Committee was appointed with volunteers. Recently Preston Davis volounteered to join the Committee. Etienne "ET" Nortje proposed a list of detailed questions that vendors need to answer so a fair comparison can be made. Committee members Dawn Tsang and Preston Davis both have pending visits scheduled with potential vendors to view our neighborhood, review our security needs, and provide estimates. This item remains open until proposals are ready to be presented to the Board. Preston volunteered to provide a side-by-side comparison worksheet for the Board's considerartion after estimates and site visits are completed. There were no additional updates at this time.

VIII. NEW BUSINESS

Neighborhood Christmas Decorating Contest – Several neighbors have volunteered to judge the decorating contest the weekend of December 19th and 20th. Awards will be given for top 3 winners in the amount of $125; $100; and $75.

Motion made by Lee Alexander to approve three additional $25 awards for Honorable Mention. **2nd** by ET Norje. Discussion followed. **Motion Passed**, unanimous all in favor.

IX. Property Owners – Agenda Items Only (3 minutes) –

Tom Behrens attended the meeting to have an ARC application approved and noted the interactions between board members were pleasant as compared to some prior meetings he attended.

Nancy & Dan Perez attended the meeting and discussed some proposed plans for a new construction build. Michael McClary volunteered to drive by the property to get a better idea of setback requests. ET Nortje has also met with the owners prior to the meeting. The homeowner will submit an application and follow the process.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:44 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on _____.

Signed _____Printed_____