SHADOW RUN
Subdivision
Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
By Zoom Meeting
November 18, 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 7:06 PM on November 18, 2020, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:
Lee Alexander		Chrissie Brown
Etienne "ET" Nortje		Janet MacNealy
Ashley Falvey		
David Albaugh		
David Parker		
Seymie Wilkerson		
Michael McClary		
Lisa Tackus		
David DeVelder (joined at 7:23 p.m.)		

Quorum was present.

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

III. APPROVAL OF MINUTES

October 19, 2020 Mini 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.

October 19, 2020 Board Organizational Meeting Minutes: **Motion made** by Ashley Falvey to approve the minutes as edited to add 'Organizational' to the heading. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. ARC

REQUESTS

1. 11409 Donneymoor – Painting
Motion made by Lisa Tackus to approve the application for painting as presented. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.
2. 11303 Sweetbay – Painting
Motion made by Michael McClary to approve the application for painting as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.
3. 12511 Lake Hills Dr. – Inground Pool
Motion made by Ashley Falvey to approve the application for inground pool as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.
4. 11302 Leprechaun Dr - Painting
Motion made by Michael McClary to approve the application for painting as presented. **2nd** by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.
5. 11331 Tralee – Solar Panels
Motion made by Lee Alexander to approve the application for solar panels as presented. **2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.
6. 12003 Shadow Run Blvd. – Shed
Motion made by Michael McClary to approve the application for shed as presented. **2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.
7. 12308 Shadow Run Blvd. - Garden shed
Motion made by Michael McClary to approve the application for garden shed as presented, noting that it must match the house color. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley Falvey briefed the Board on the association's financial status, including total expenditures for Trick or Treat Street, which were $407.93. She also noted that she signed the bank signature cards to be able to approve invoices. Ashley and Lee Alexander attended Treasurer training with the GPI accounting team.
B. Common Grounds/Newsletter/Welcome Committee/Social Committee – No report at this time.

VI. MANAGEMENT REPORT

Lee Alexander introduced Chrissie Brown as our new Community Association Manager, following the departure of Tanya Stewart. 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 legal report will be provided to the Board once it is received from the attorney.

VII. UNFINISHED BUSINESS

- **Shadow Run Website -** New website has been created and content has from original website has been transferred to the new site at ourshadowrun.com. The Board is looking for pictures to add to the website, showing the community and history.

- **Trick or Treat Street** - The event was very well attended with an estimate of 92 residents over the course of the evening. Attendees provided much positive feedback about the event and the enthusiam was wide spread.

- **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 submission. Three proposals were received and reviewed by Seymie and Deloy Wilkerson, as well as David, Allison Parker and Helga Sanchez. The proposal from Turner Landscaping will be submitted. Seymie's goal is to submit the grant application by the end of November.

- **Mini Grant** – Submission deadline is December 4th, 2020. The project needs to show a benefit to the community and include neighborhood creativity. More than one proposal for the grant can be submitted. Some suggestions shared on the neighborhood Facebook page are a community garden, ripwrap at the damn, a boat launch on the west side of the lake, and a security gate at the east boat launch. Ashley Falvey suggested the grant be used for security cameras. Seymie Wilkerson will follow up with the county on exclusions for the grant to see if security cameras could be included. Michael McClary suggested a fishing dock on the dam side. Seymie Wilkerson will follow up with the Dam Corp to see if they would consider a dock. Michael McClary also suggested turning one of the empty lots owned by the HOA into a park to include a playground for the children in the community.

- **New Landscaping Vendor** – Common Grounds Committee has received three proposals for consideration to select a new permanent vendor. However, it is recommended that Turner Landscaping will provide their service to the community for a 2-month trial period.

- **Golf Cart Community Designation** – Etienne "ET" Nortje will be researching rezoning attorneys. This item will be tabled until an attorney is found and there is more information to provide.

- **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.

VIII. NEW BUSINESS
None at this time.

IX. Property Owners – Agenda Items Only (3 minutes) – No owner comments.

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on 16 Dec 2020.

Signed Lee Alexander Printed Lee Alexander