



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

By Zoom Meeting

March 23, 2022

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

Etienne "ET" Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:04 p.m. on March 23, 2022 via zoom.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lisa Tackus
David Parker
Michael McClary
Etienne "ET" Nortje
Ashley Falvey
David Albaugh

Directors Absent (Excused):

Lee Alexander
Seymie Wilkerson

Staff Present:

Angela Parker

Guests:

Todd Pressman
Scott Fitzpatrick

Quorum was present.

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

II. APPROVAL OF MINUTES

A motion was made by Ashley Falvey to approve the February 16, 2022 meeting minutes as presented. The motion was seconded by Mike McClary. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 12113 Shadow Run – Paint

Motion made by Mike McClary to approve the application for painting as presented. **Motion 2nd** by David Albaugh. **Motion Passed**, unanimous all in favor.

2. 11208 Donney Moor – Tree Removal

Motion made by Ashley Falvey to approve the application for tree removal as presented. **Motion 2nd** by David Albaugh. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the February 2022 financials and did not notice any discrepancies or concerns.



Common Grounds/WelcomeCommittee/SocialCommittee- Etienne “ET” Nortje made a motion to approve the estimate from Turner’s Edge for mulch at both entrances in the amount of \$2081.

Motion 2nd by David Albaugh. **Motion Passed**, unanimous all in favor.

Ashley Falvey is looking for homeowner feedback for the upcoming Easter event.

Security Committee- No Report

V. MANAGEMENT REPORT

Angela briefed the Board on the Management Report and weekly visits for violations. Board members with any specific violation concerns may email Angela with details and she will check it on her next site visit.

- Violations
Violation report was provided in the board packet.
- Legal
Acct#219210- Fence-Homeowner requested an extension. The board agreed to grant the extension until the end of April.
- Acct#219289-Trailers in view- Etienne “ET” Nortje made a motion to send the violation to the attorney. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Covenant Revisions – A letter was mailed on February 14, 2022 to all homeowners informing them of the covenant revisions.
- 11216 McMullen Road
 - County Re-zoning status – There is a tentative BOCC meeting scheduled for June where the commissioners will have the final vote.
 - Violations Escalation status – Our Land Use attorney is handling this violation.

VII. NEW BUSINESS

- Guest Presentation: Todd Pressman, representative for resident Moussa re: ALF
 - Mr. Pressman stated the home has been an ALF for the past 3 years and he spoke about the proposed conditions for approval of the ALF. The conditions are as follows:
 - 19 bedrooms down to 12 bedrooms
 - Senior ALF (residents 65 years of age and older)
 - No signage will be permitted
 - Expansions will be residential looking and will be kept with the character of the community.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- David Albaugh expressed concern with projects being done at the ALF without ARC approval.
- Mike McClary expressed concern that if the commissioners vote for the ALF approval, it will set a precedence in the neighborhood.



IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:56 p.m.

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

Signed _____ Printed _____