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

**By Zoom Meeting**

**February 17, 2021**

**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 7:23 p.m. on February 17, 2021, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

| Directors Present: | Directors Absent: | Staff Present: |
|---|---|---|
| Etienne "ET" Nortje | Ashley Falvey (excused) | Chrissie Brown |
| Lee Alexander | Seymie Wilkerson (excused) | |
| David Parker | David DeVelder | |
| Lisa Tackus | | |
| Michael McClary | | |
| David Albaugh (joined at 7:40 p.m.) | | |

Quorum was present.

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

III. APPROVAL OF MINUTES

January 20, 2021 Meeting Minutes: **Motion made** by Lisa Tackus to approve the minutes as submitted. **2nd** ET. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. ARC

REQUESTS

**1. 12202 Shadow Run - Solar**

**Motion made** by Michael McClary to approve the application for solar panels as presented. **2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.

**2. 12106 Shadow Run – Fence**

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

**3. 12116 Timberlake – Fence**

**Motion made** by Lisa Tackus to approve the application for fence of home as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

**4. 12606 Silver Pine – Paint**
**Motion made** by Lee Alexander to approve the application for painting of home as presented. 2nd by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.
**5. 11915 Sugarberry – Paint**
**Motion made** by Michael McClary to approve the application for painting of home as presented. 2nd by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.
**6. 11409 Donneymoor – Shed**
**Motion made** by Michael McClary to approve the application for a shed as presented. 2nd by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.
**7. 12108 Shadow Run – Workshop**
**Motion made by** Michael McClary to extend the expired approval of the application for addition of a workshop as presented at previous meeting. 2nd by Lisa Tackus. Discussion followed. Approved based upon same contingencies as previously approved, that homeowner proceed in order with:

1. Erect fence
2. Modify home exterior to match proposed workshop, so workshop will match home
3. Construct workshop.

**Motion Passed**, unanimous all in favor.

## V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley Falvey provided a report prior to the meeting. Ashley reviewed the January 31, 2021 financials and did not notice any discrepancies or concerns.
B. Common Grounds/Newsletter/Welcome Committee/Social Committee – ET reported that the west side sprinklers on the north side wall are not working.

## 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.

a. Violations
    a. Board To Vote On Request for Attorney Action
        i. 12515 Lake Hills Drive - Remove Debris

After a commitment from the homeowner received the day of the meeting to remove all debris within the next 30 days, the Board voted to approve the requested 30-day extension to remove debris from property prior to taking legal action.

b. Legal
    a. Board to Vote on Request For Payment Plan
        i. 11912 Sugarberry Drive

**Motion made by** ET to approve the proposed payment plan as presented by legal counsel. 2nd by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

## VII. UNFINISHED BUSINESS

- **Mini Grant** – Lee Alexander reported that the initial application was denied. Seymie Wilkerson and Lee are in the process of appealing the denial and are awating response Hillsborough County after resubmittal.

- **Tree Grant** – Lee Alexander reported that the initial application was denied. Seymie Wilkerson and Lee are in the process of appealing the denial and are awating response Hillsborough County after resubmittal.

- **New Landscaping Vendor** – The Board is currently soliciting additional bids so a final decision on permanent vendor can be made.

- **Shadow Run Security Camera System –** Funding to launch the project is contingent initially on the outcome of the Mini Grant mentioned above.

- **Electronic Entryway Signs –** At this time the Security Camera System is the priority for the Association. This topic will be revisited at a future meeting.

- **Covenant Revisions –** ET Nortje has started drafting the proposed documents. Lee Alexader and ET will meet with the attorney to discuss proposed changes.

VIII. NEW BUSINESS

- **Spring Easter Event** – Board voted to host and fund the event in the safest manner, based upon neighborhood feedback.

- **East Wall Damage** – Chrissie reached out to the Association's preferred masonry vendor and he will be providing a quote for repair. Crash report for driver who ran into the wall has been requested from Hillborough County Sheriff's Office. David Albaugh volunteered to look into what is needed to address the damaged irrigation equipment. He will then contact Chrissie with recommendations so she can obtain additional quotes for repairs and/or relocation options.

- **Annual Meeting** – The Board voted that the Annual Meeting will be held May of 2021, to return to the guidance provided in the Protective Deeds and Covenants. The meeting will be held both in person and via Zoom.

- **Proposed Rezoning of 11216 McMullen Road - Motion made by** ET to approve legal counsel to draft an objection to the rezoning based on the Association's governing documents and file with the County; and that the Board should seek legal counsel to attend the hearing on behalf of the Association. **2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.

IX. Property Owners – Agenda Items Only (3 minutes) – None

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.

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

Signed _____ Printed _____