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

By Zoom Meeting

June 16, 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 meeting to order at 7:00 p.m. on June 16, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent (Excused):	Staff Present:
Lee Alexander	Etienne "ET" Nortje	Janet MacNealy
Lisa Tackus	Seymie Wilkerson	
Ashley Falvey	Michael McClary	
David DeVelder		
David Albaugh		
David Parker (arrived 7:09 P.M.)		

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 David DeVelder to waive the reading and approve the May 19, 2021 Organizational Board meeting minutes as presented. The motion was seconded by Ashley Falvey. The motion passed unanimously.

III. ARC

REQUESTS

1. 11240 McMullen Road – Roof
   Motion made by Ashley Falvey to approve the application for a roof replacement as presented. **Motion 2nd** by David DeVelder. Discussion followed. **Motion Passed,** unanimous all in favor.
2. 11902 Shadow Run – RV Carport – Exception
   Motion made by Lisa Tackus to approve the application for a carport as presented. **Motion 2nd** by Lee Alexander. Discussion followed. **Motion Passed,** unanimous all in favor.
3. 12102 Timberlake Road – Fence Replacement
   Motion made by David DeVelder to approve the application for a fence as presented. **Motion 2nd** by Lisa Tackus. Discussion followed. **Motion Passed,** unanimous all in favor.

4. 12312 Wexford – Driveway & Sidewalk Pavers
   Motion made by Ashley Falvey to approve the application for driveway and sidewalk pavers as presented. **Motion 2nd** by Lisa Tackus. Discussion followed. **Motion Passed,** unanimous all in favor.
5. 11405 Donneymoor – Shed – Exception
   Motion made by Lee Alexander to approve the application for a shed as presented. **Motion 2nd** by David Parker. Discussion followed. **Motion Passed,** unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley reviewed the May 2021 financials and did not notice any discrepancies or concerns.
2. Common Grounds/Newsletter/Welcome Committee/Social Committee – No report at this time.

V. MANAGEMENT REPORT

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

- Violations
  1. Board to vote to send files to attorney - 12108 Shadow Run – Remove dirt mounds from view & remove trailer from view. Janet noted that during her weekly site visit on June 16, 2021, the trailer had been removed. **Motion made** by Ashley Falvey to send the file to the Attorney for enforcement to remove the dirt mounds from view. **Motion 2nd** by David Parker. Discussion followed. David Albaugh voted against the motion. All others voted in favor of the motion. **Motion passed** by a vote of 5 to 1.

VI. UNFINISHED BUSINESS

- **Mini Grant** – Seymie and Common Grounds Committee are working with neighbors on the East side to get the trees installed.

- **Shadow Run Security Camera System –** We need to meet with the electrician to start phase 1 of the install.

- **Covenant Revisions –** ET Nortje and Lee Alexander had a telephonic meeting with the attorney on the process and how to proceed. This will likely be a lengthy process. No further updates at this time.

- **East Wall Damage** – **Motion made** by David Parker to approve the revised estimate for $8,594.50 from David E. Albaugh Plumbing LLC for repairs to the well, bollards, and irrigation at the East entrance as a result of the damage created by a vehicle. **Motion 2nd** by Ashley Falvey. Discussion followed. David Albaugh abstained. All others voted in favor of the motion. **Motion passed** by a vote of 5 to 0 with 1 abstention.

Motion made by Ashley Falvey to approve the estimate of $24,800 from Cornerston Renovation Group to repair the masonry damages as a result of the damage created by a vehicle. **Motion 2nd** by David Parker. **Motion passed,** unanimous all in favor.

Janet MacNealy will provide both proposals to the insurance company of the driver at fault.

- **Proposed Rezoning of 11216 McMullen Road -** HOA has contracted with Owens Law Group to advise on land use concerns. Rezoning hearing was held and Hillsborough County is projected to make a decision around July 20, 2021.

VII. NEW BUSINESS

- Assessments / Requests to Waive Late Fees
  - #219469 / $50 – Tabled to July agenda. Owner to provide additional information.
  - #219460 / $25 – **Motion by** Lisa Tackus to waive the $25 late fee. **Motion 2nd** by David Parker. Discussion followed. **Motion passed,** unanimous all in favor.
  - #219434 / $50 – Tabled to July agenda. Owner to provide additional information.
  - #219448 / $25 – Tabled to July agenda. Owner to provide additional information.
- Assessments / Requests to Send to Atty
  - Account #219406 – $610.00 – **Motion by** Ashley Falvey to send the file to the Attorney for collection of past due assessments. **Motion 2nd** by David Parker. Discussion followed. **Motion passed,** unanimously all in favor.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes) – No owner comments.

IX. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

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

Signed _____Printed_____