SHADOW RUN
Subdivision
Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
By Zoom Meeting
March 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 7:01 p.m. on March 17, 2021, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

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

Quorum was present.

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

III. APPROVAL OF MINUTES

February 17, 2021 Meeting Minutes: **Motion made** by ET to approve the minutes as submitted. **2nd** Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. ARC

REQUESTS

1. 11301 Leprechaun - Fence
Motion made by Ashley Falvey to approve the application for fence as presented. **2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.

2. 11302 Sandpine – Shed
Motion made by Lisa Tackus to approve the application for shed as presented. **2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.

3. 11304 Donneymoor – Fence PVC
Motion made by Lisa Tackus to approve the application for fence as presented. **2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley reviewed the February 28, 2021 financials and did not notice any discrepancies or concerns. The 2021-2022 proposed budget was also reviewed by Ashley and Lee Alexander. Questions regarding line items on the budget were presented to Greenacre for clarification. All questions were answered by GPI.
B. Common Grounds/Newsletter/Welcome Committee/Social Committee – Turner Landscaping, the interim vendor, continues to do a great job, according to Deloy Wilkerson, Common Grounds chairperson.

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.

Violations

i. 12511 Lake Hills Drive - Boat

Board approved extension until April 26, 2021 to remove the Boat from view. Violation letters will continue to be sent until violation is remedied.

ii. 12515 Lake Hills Drive – Debris in view

Lee Alexander inquired if the property kept their commitment from the February 17, 2021 Board meeting to remove all debris in 30 days, which would have been by March 18, 2021. Chrissie reported as of her most recent site visit, they had not done so. **Motion made by** Lee Alexander to send to attorney if violation is not corrected by March 18, 2021. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

Legal

i. 11912 Sugarberry Drive – Board approved their requested payment plan at the February 17, 2021 meeting. Lee Alexander inquired if they had kept their commitment and made any payments. Chrissie stated she would check the status of this and advise the Board.

VII. UNFINISHED BUSINESS

- **Mini Grant** –Seymie Wilkerson and Lee Alexander are awating response from Hillsborough County after resubmittal of applicaton.

- **Tree Grant** – Lee Alexander reported that the appeal of the initial denial of the application has been reversed and grant has been approved after all. New trees will be installed on the East side of the Association according to the original package submission.

- **New Landscaping Vendor** – The Board reviewed proposals from Earth Scapes, Florida Landscape Consultants and Turner's Edge Outdoor Soluntions. Common Grounds Committee chairperson recommended Turner's Edge, our current interim vendor. **Motion made by** Lee

Alexander to approve the proposal from Turner's Edge, and new contract will need to be updated. 2nd by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.

- **Shadow Run Security Camera System** – The Board reviewed proposals from Integrated Security Consultants, Surveillance Technology Incorporated, and Flock Safety. The Security Camera Committee recommended Flock Safety, with reservations noted by one of the committee members. **Motion made by** Ashley Falvey to approve the proposal from Flock Safety for 1 year on a trial basis, and if all goes well, to continue. 2nd by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.

- **Covenant Revisions** – No new updates. ET Nortje emailed our attorney to schedule an appointment for ET and Lee Alexander to speak with the attorney regarding this process.

- **East Wall Damage** – Chrissie to follow up with masonry vendor and continue to seek three vendor bids to repair the wall. She will also follow up with Board member David Albaugh who was going to assess the damage to the irrigation equipment. She will also seek additional vendors besides David to review damage and secure repair estimates.

- **Proposed Rezoning of 11216 McMullen Road** - ET Nortje is contacting several land use attorneys to find representation to oppose the rezoning. Violation letters must continue to be sent in a very timely manner if the home remains in violation.

VIII. NEW BUSINESS

- **2021**/2022 Budget Review and Adoption - **Motion made by** Ashley Falvey to increase assessments by $50 this year, for a total of $250; and amending the budget to include an additional $6,125.00 to legal expenses and $13,125.00 intended for Community Safety and Security. 2nd by Lisa Tackus. Extensive discussion followed, including the anticipated legal expenses for the rezoning issue above, as well as enhancing neighborhood safety and security with cameras, off duty patrols, etc. **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 8:08 p.m.

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

Signed _____ Printed _____