SHADOW RUN
Subdivision
Riverview, Florida

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
By Zoom Meeting
April 21, 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 7:00 p.m. on April 21, 2021, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

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

Quorum was present.

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

III. APPROVAL OF MINUTES

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

IV. ARC

REQUESTS

1. 11424 Donneymoor – New Construction Variance Request
Motion made by ET to deny the application for new construction variance request as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.
2. 11412 Donneymoor – Roof
Motion made by Michael McClary to approve the application for roof as presented. **2nd** by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.
3. 12203 Shadow Run – Paint
Motion made by Seymie Wilkerson to approve the application for paint as presented. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

4. 11515 Heron Hills – Windows/Sliders
Motion made by Michael McClary to approve the application for windows/sliders as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

5. 11301 Tralee – Fence
Motion made by Seymie Wilkerson to approve the application for fence as presented. **2nd** by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor. Ashley Falvey abstained.

6. 11902 Sugarberry – Slider Door
Motion made by Seymie Wilkerson to approve the application for slider door as presented. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

7. 12405 Wexford Hills - Fence
Motion made by Ashley Falvey to approve the application for fence as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

8. 11316 Leprechaun - Shed
Motion made by Seymie Wilkerson to approve the application for shed as presented. **2nd** by Michael McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley reviewed the March 2021 financials and did not notice any discrepancies or concerns. Ashley reached out to GPI concerning an invoice from ICG. GPI agreed to pay ICG invoice since Board did not consent to the charges and had no arrangement with ICG.
B. Common Grounds/Newsletter/Welcome Committee/Social Committee – After discussion regarding the poor condition of the deed restriced community signs at the west side entryway, Seymie Wilkerson will seek 3 proposals to replace these.

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

1. 12511 Lake Hills Drive - Boat
   The boat remains in place and in violation. The Board had granted an extension request from the owners to move the boat by 4/26/2021. The decision on elevation to attorney action will be made if the boat is not moved by 4/26/2021.
2. 11216 McMullen Road – Running a Business
   Motion made by Lee Alexander to approve elevation to attorney action for running business out of home. **2nd** by ET. Discussion followed. **Motion Passed**, unanimous all in favor.

Legal

1. 11310 Leprechaun Dr. – Claim of lien expires 7/29/21
   Motion made by ET to let claim of lien expire. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

VII. UNFINISHED BUSINESS

- **Mini Grant** –Seymie Wilkerson and Lee Alexander are awating response from Hillsborough County after resubmittal of applicaton.
- **Tree Grant** – Turner's Tree and Landscaping will be installing trees on East side. Location to be determined after irrigation equipment near East wall is relocated.
- **Shadow Run Security Camera System –** No updates. ET to reach out to Chrissie to discuss electrical contractors.
- **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.
- **East Wall Damage** – Three vendors submitted proposals to repair the wall. **Motion made** by ET to approve Albaugh Plumbing proposal for irrigation repairs/relocation. **2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.
- **Proposed Rezoning of 11216 McMullen Road -** HOA has contracted with Owens Law Group to advise on land use concerns regarding upcoming rezoning hearing.

VIII. NEW BUSINESS

- **Easter Event Update –** Lee Alexander reported the neighborhood event went very well, with 92 neighbors participating throughout the morning. She noted that several neighbors who are not Board members were integral in planning and executing the event.

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 7:45 p.m.

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

Signed _____Printed_____