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

By Zoom Meeting

October 20, 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

Etienne "ET" Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:02 p.m. on October 20, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent (Excused):	Staff Present:
Etienne "ET" Nortje	Lee Alexander	Angela Parker
Lisa Tackus	David Parker	
Ashley Falvey		
David Albaugh		
Seymie Wilkerson		
Michael McClary		

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 Lisa Tackus to approve the September 15, 2021 Board meeting minutes as presented. The motion was seconded by Seymie Wilkerson. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 12701 Silver Pine Drive – Roof & Solar System
   Motion made by Michael McClary to approve the application for a roof replacement and solar system as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed,** unanimous all in favor.
2. 12312 Wexford Hills – Pool
   Motion made by Michael McClary to approve the application for a pool as presented. **Motion 2nd** by David Albaugh. **Motion Passed,** unanimous all in favor.
3. 11208 Donneymoor – Deck on back of house
   Motion made by David Albaugh to approve the application for a deck as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed,** unanimous all in favor.

4. 11504 Heron Hills – Fence
   Motion made by Michael McClary to approve the application for a fence as presented. Motion 2nd by David Albaugh. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley reviewed the September 2021 financials and did not notice any discrepancies or concerns.
2. Common Grounds/Newsletter/Welcome Committee/Social Committee- **Motion made** by ET to allocate funds of $250 for Poinsettias for both entrances. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, Unanimous all in favor.

V. MANAGEMENT REPORT

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

- Violations
  1. 11204 Meadow Moor – Requested 7-month extension to remedy Discolored House.
     ET will meet with the homeowner to discuss a time frame, but a 7-month extension will not be granted.
  2. Board to vote to send file to attorney: Account #219210 – Fence – **Motion by** David Albaugh to send the file to the Attorney for repair or replace fence. **Motion 2nd** by Michael McClary. Discussion followed. (Four approved, one disapproved and one abstained), **Motion Passed**.

VI. UNFINISHED BUSINESS

- Covenant Revisions – In process
- Shadow Run Security Camera System – Online training will be available.
- Potential Sale of HOA Owned Vacant Lot – The sale is in motion.
- East Wall Damage – All work has been completed.
- Proposed Rezoning- 11216 McMullen Road- A meeting was held. The county is opposed to re-zoning. Mediation was set and homeowners didn't appear. Attorney is now drafting a letter for trial.

VII. NEW BUSINESS

- Assessments / Request for Payment Plan
  - #219477- **Motion made** by ET to accept the $450 payment, waive the $25 late fee and accept $100 per month until the remaining balance of $714.96 is paid in full. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, Unanimous 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 7:40 p.m.

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

Signed _____Printed_____