SHADOW RUN
Subdivision
Riverview, Florida

# ANNUAL MEMBERSHIP MEETING MINUTES
## The Venue
## 11268 Boyette Road Riverview, Fl. 33569
## May 19, 2021

## DRAFT MINUTES

**I.** DETERMINATION OF CHAIRMAN OF THE MEETING

Lee Alexander as President presided as chairperson.
Lee Alexander called the Shadow Run Homeowners' Association, Inc. Annual Membership meeting to order at 7:06 PM on May 19, 2021, at the The Venue, 11268 Boyette Rd Riverview, FL 33569, as well as via Zoom.

**II.** CALLING OF THE ROLL AND CERTIFYING OF PROXIE-Quorum at 30%.

Total votes available: 385

- Members who submitted proxies: 90
- Members who submitted ballots: 77
  - Total members represented 90; by proxy or in person proxies
  - There being a required 116 members for quorum (30% of available), the Chairperson announced that a quorum was not present.

**III.** PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The manager reported that the notice was mailed to all owners. A copy of the affidavit is also filed in the Association records.

**IV.** READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

a. **Motion made** by David DeVelder to waive the reading of the minutes and to approve the October 19, 2020 meeting minutes. 2nd by Ashley Falvey. **Motion passed** unanimous

**V.** APPOINTMENT OF INSPECTORS OF VOTING

The Chairperson of the meeting appointed Preston Davis, Julie Davis, and Cynthia Reams as the inspectors of the election and with no objections from the membership, the appointment was confirmed.

NOMINATIONS AND ELECTION OF DIRECTORS

The inspectors of Election tallied the votes.

A. 60 votes in favor of and 17 against to approve the 2021-2022 budget; therefore, it was approved.
B. Announcement of the new board of Directors: Lee Alexander, David Albaugh, David DeVelder, Ashley Falvey, Michael McClary, Etienne "ET" Nortje, David Parker, Lisa Tackus, Seymie Wilkerson.

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## VI. MAY 2021 ARC REQUESTS

1. **11411 Donneymoor – Fence - Motion made** by David Albaugh approve the application for fence as presented. **2nd** by David DeVelder. Discussion followed. **Motion Passed**, unanimous all in favor.
2. **11412 Donneymoor - Paint - Motion made** by David Albaugh to approve the application for paint as presented. **2nd** by Lisa Tackus. Discussion followed. **Motion Passed**, unanimous all in favor.
3. **11515 Heron Hills – Windows/Doors - Motion made** by Ashley Falvey to approve the application for windows/doors as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.
4. **12507 Shadow Run Blvd. – Detached Garage - Motion made** by David DeVelder to approve the application for detached garage as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.
5. **12601 Silver Pine – Paint - Motion made** by Lisa Tackus to approve the application for paint as presented. **2nd** by David Albaugh. Discussion followed. **Motion Passed**, unanimous all in favor.
6. **11908 Sugarberry – Fence - Motion made** by Ashley Falvey to approve the application for fence as presented. **2nd** by David Albaugh. Discussion followed. **Motion Passed**, unanimous all in favor.
7. **11920 Sugarberry – Pool - Motion made** by David DeVelder to approve the application for pool as presented. **2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor except David Albaugh abstained.
8. **11309 Tralee – Roof - Motion made** by Ashley Falvey to approve the application for roof as presented. **2nd** by Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

## VII. REPORT OF DIRECTORS, OFFICERS, OR COMMITTEES

None.

## VIII. UNFINISHED BUSINESS

None.

## IX. NEW BUSINESS:

Membership Comments:

1. A homeowner expressed concerns over violations in the community. ET explained violation process is carried out per the governing documents and the Violations policy.
2. A homeowner asked about homes on the east side that have warehouses and other violations that are located close to other neighbors' property. Board explained there are several homes on both the east and west sides that are not part of the HOA and therefore, not within the jurisdiction of the HOA.
3. A homeowner asked about the recent re-zoning hearing held for a homeowner on McMullen Road. ET explained that the HOA hired a land use attorney who attended the zoning hearing and represented the HOA. The county is expected to render a decision in about one month if the re-zoning request is approved or denied.

## X. ADJOURNMENT

There being no more business to come before the membership, meeting adjourned at 7:38 PM.

Respectfully submitted for the Secretary,

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Chrissie Brown, CAM

These minutes were approved on _____.

_____

Signed

_____

Printed Name

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