SHADOW RUN
Subdivision
Riverview, Florida

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

By Zoom Meeting

August 18, 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 August 18, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

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

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 Seymie Wilkerson to approve the July 21, 2021 Board meeting minutes as presented. The motion was seconded by David Parker. The motion passed unanimously.

III. ARC REQUESTS

1. 11305 Tralee – Fence
   Motion made by Seymie Wilkerson to approve the application for a fence as presented. **Motion 2nd** by Mike McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the July 2021 financials and did not notice any discrepancies or concerns.
2. Common Grounds/Newsletter/Welcome Committee/Social Committee – Seymie Wilerson had nothing new to report.

V. MANAGEMENT REPORT

Angela Parker 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
  N/A
- Legal
  11417 Donneymoor Dr. – **Motion made** by ET to grant an extension until December 31, 2021. **Motion 2nd** by Seymie Wilkerson. **Motion passed** 7-1 with one opposition by Mike McClary.

VI. UNFINISHED BUSINESS

- **Mini Grant** – Seymie Wilkerson reported that the final report for the 2018 mini grant was submitted to the county. Using the current grant, Seymie reported that the tree grant trees were planted at East side entrance on July 14, 2021. Turner Landscaping sent an invoice to Greenacre on July 15, 2021. Check to Turner Landscaping was mailed on 8/12/21. Seymie can now submit paperwork to Hillsborough County for reimbursement. Seymie will check to see if any new grants are out.

- **Shadow Run Security Camera System –** Preston Davis reported that the cameras are up and running. The Board discussed there may be a need to move the cameras at some future point, related to the recent planting of the trees from the tree grant.

- **Covenant Revisions –** ET Nortje reported that several years ago, the Attorney made a recommendation to update the covenants for consistency in interpretation and enhancements, including architectural updates. ET advised if anyone has other suggested changes, to please send to him, as he is collecting feedback and making good progress. He has also received numberous feedback from neighbors who are not on the Board. He would like to have the revisions sent out to the Board by the next meeting for review.

- **East Wall Damage** – ET Nortje received a quote from Don Metz to repair the east entry way wall. **Motion made** by ET Nortje to enlist this vendor to fix the wall for the maximum amount of $5000.00 **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous, all in favor. David Albaugh discussed the inspection and the repair of the well that needed to take place prior to any work being done on the irrigation. David asked the Board for shrubbery recommendations and he will get some as well. David committed that the work to the irrigation will be completed by 8/27/21. Ashley Falvey had requested twice, prior to the meeting, that David provide an itemized list of expenses for the work he has completed thus far and for the cost of he additional work that he has completed. David stated he would provide this soon.

- **Proposed Rezoning of 11216 McMullen Road** - Rezoning hearing was held and Hillsborough County is projected to make a decision around July 20, 2021. ET says the county zoning master

made a recommendation to BOCC to not approve the application for rezoning. It went before the BOCC on July 20, 2021 and the resident/homeowner requested it be moved to October 2021 meeting. The HOA will move forward with a mediation demand letter.

VII. NEW BUSINESS

- Adopt Collection Policy – **Motion made** by Ashley Falvey to A) Adopt the collection policy and B) send the letters certified mail to homeowners. **Motion 2nd** by David Albaugh. **Motion Passed**, unanimous all in favor.
- Quarterly In Person BOD Meetings – Board members agreed that effective January 2022, the Board will again host in person meetings once a quarter.
- Security Camera Trustees – Preston Davis clarified that the Security Camera committee, appointed during a previous meeting, secured and reviewed 3 bids for neighborhood security camera systems. The Board previously voted and selected Flock Safety. Next the Board appointed Security Camera Trustees, as follows: Preston Davis, Robert Alderson, David DeVelder, Seymie Wilkerson and David Tsang. Security Camera Trustees, after training with Flock Safety, will manage and set policies for camera data access, as well as develop a relationship with Hillsborough County Sheriff's Office. The first meeting will take place next week for training. Preston Davis will continue to lead this project and welcomes continued input from our neighborhood.
- Vacant Lot- HOA owns a vacant lot that a potential buyer inquired about purchasing and submitted an offer for $125,000. The potential buyers gave the HOA a very short timeline to make a decision. The board rejected the offer at this time. The board will provide ET feedback regarding ideas on how to proceed. Members agreed to seek an independent appraisal regarding what the lot may be worth. Members are reminded to consider how the Board should proceed and that we also need to share this information with our neighborhood and solicit their input as well.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)
N/A

IX. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.

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

Signed _____Printed_____