SHADOW RUN

Subdivision

Riverview, Florida

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

By Zoom Meeting

January 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

ET called the Shadow Run Homeowners' Association, Inc. Board of Directors meeting to order at 7:06 p.m. on January 20, 2021, by Zoom Meeting.

II. ROLL CALL – NOTICE OF MEETING

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

Quorum was present.

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

III. APPROVAL OF MINUTES

December 16, 2020 Meeting Minutes: **Motion made** by Lisa Tackus to approve the minutes as submitted. **2nd** David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.

IV. ARC

REQUESTS

1. 12208 Timberlake - Carport

Motion made by Seymie Wilkerson to approve the application for carport as presented. **2nd** by David Parker. Discussion followed. **Motion Passed**, all in favor with the exception of ET who abstained from voting.

2. 11303 Burberry – Roof & Paint Home

Motion made by Lisa Tackus to approve the application for roof and painting of home as presented. **2nd** by David Develder. Discussion followed. **Motion Passed**, unanimous all in favor.

3. 11409 Donneymoor – Storage Shed

ARC committee has requested additional information. Application tabled until February 2021 meeting.

4. 11316 Leprechaun – Storage Shed & New Fence
ARC committee has requested additional information. Application tabled until February 2021 meeting.

V. COMMITTEE CHAIRPERSONS REPORTS

A. Finance / Treasurer – Ashley Falvey provided a report prior to the meeting. Ashley reviewed the December 31, 2020 financials and did not notice any discrepancies or concerns.
B. Common Grounds/Newsletter/Welcome Committee/Social Committee – Seymie Wilkerson reported that the Easter event is tentatively scheduled for Saturday, April 3, 2021. Seymie reached out to Hillsborough County to see if they are issuing permits for community events. Seymie will reach out via phone if she doesn't hear back by the end of the this week.

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.

VII. UNFINISHED BUSINESS

- **Mini Grant** – Seymie Wilkerson reported that Award decisions will be made by end of the week of January 18, 2021 and the award amount is $5,000 to be used toward the neighborhood security camera system.

- **Tree Grant** – Seymie Wilkerson submitted the grant. Seymie expects to hear back by the end of Febuary 2021 and the award amount is $5,000.

- **New Landscaping Vendor** – Turner Landscaping is on their 2-month trial period of providing landscaping services to the common areas. Lee Alexander received feedback that Turner is going above and beyond and is very responsive when contacted. They have made a good impression and are also making good progress with the damage at the dam. The Board will review other bids at the February 2021 meeting before voting to hire a permanent landscape company.

- **Shadow Run Security Camera System** – More homeowners are showing interest in participation with the committee and in support of the project. The project is on hold pending the results of the Mini Grant, as mentioned above.

VIII. NEW BUSINESS

- **Electronic Entryway Signs**
  ET Nortje found a company in California for two electonic signs, one at each of our entryways. The Board will need to look into permit requirements to have the signs installed. ET asked the Board to consider the advantages of installing these signs. After consideration, this will be further discussed at the February 2021 Board meeting. Gary Whitehurst, who is a new member

of the Shadow Run community, volunteered to reach out to other sign companies he has worked with in the past for some proposals as well.

- **Covenant Revisions**
  ET Nortje presented a project regarding 5 proposed changes to the existing covenants. Proposed changes include reversing the St. Augusting grass requirement; clarification on fencing materials allowed in community; no ARC approval required on replacing like items for like items via ARC requests; mailboxes; and maximum size for outbuildings which would require exceptions. **Motion** made by ET to begin working with attorney on crafting the verbiage for the revisions. **2nd** by Mike McClary. Discussion followed. **Motion Passed**, unanimous all in favor.

IX. Property Owners – Agenda Items Only (3 minutes) –

X. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 7:43 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on 2/17/21.

Signed _____ Printed Etienne Nortje