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

By Zoom Meeting

July 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 meeting to order at 7:00 p.m. on July 21, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

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

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 Ashley to approve the June 16, 2021 Board meeting minutes as presented. The motion was seconded by ET. The motion passed unanimously.

III. ARC REQUESTS

1. 11407 Donneymoor – Pool and Lanai enclosure
   Motion made by Mike McClary to approve the application for a pool and lanai enclosure as presented. **Motion 2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.
2. 12501 Lake Hills – Roof
   Motion made by Mike McClary to approve the application to replace the roof as presented. **Motion 2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.
3. 12701 Lake Hills – Pool and Lanai enclosure
   Motion made by Mike McClary to approve the application for a pool and lanai enclosure as presented. **Motion 2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.
4. 11203 Silk Oak – Paver driveway
   Motion made by Mike McClary to approve the application for a paver driveway as presented. **Motion 2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.

5. 11918 Sugarberry – Screen enclosure
   Motion made by Mike McClary to approve the application for a screen enclosure as presented. **Motion 2nd** by David Parker. Discussion followed. **Motion Passed**, unanimous all in favor.
6. 11315 Tralee – Concrete Work & Fencing
   Motion made by Ashley Falvey to approve the application for concrete work and fencing as presented. **Motion 2nd** by Mike McClary. Discussion followed. **Motion Passed**, unanimous all in favor.
7. 11303 Sweet Bay – Roof – Solar Panels
   Motion made by Mike McClary to approve the application for roof replacement and solar panels as presented. **Motion 2nd** by Ashley Falvey. Discussion followed. **Motion Passed,** unanimous all in favor.

8. Ratify approvals from May 19, 2021, which were discussed at Annual Meeting, and since more than 45 days have passed since the applications were submitted, applications would automatically be approved:

   11411 Donneymoor – Fence
   11412 Donneymoor – Paint
   11515 Heron Hills – Windows/Doors
   12507 Shadow Run – Detached Garage
   12601 Silver Pine – Paint
   11908 Sugarberry – Fence
   11920 Sugarberry – Pool
   11309 Tralee – Roof

   Motion made by Mike McClary to ratify the approved ARC application decisions made at the May 19, 2021 meeting for the 8 applications listed. **Motion 2nd** by David Parker. Discussion followed. **Motion Passed,** unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley reviewed the June 2021 financials and did not notice any discrepancies or concerns.
2. Common Grounds/Newsletter/Welcome Committee/Social Committee – Ashley Falvey briefed on Seymie Wilkinson's report noting she ordered new flags and replaced them at both entrances. Working on replacing signs at entrances and obtaining quotes. Resident and past board member, James Petosky, reached out and advised he has an extra "No soliciting" sign that is new from the last time signs were ordered. Seymie also asked if he could remember who we ordered signs from in the past and he stated he would check his files.

V. MANAGEMENT REPORT

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

- Violations
  1. Board to vote to send files to attorney - 12108 Shadow Run – Repair or replace fence. **Motion made** by ET to send the file to the Attorney for enforcement to repair or replace the fence. **Motion 2nd** by Ashley Falvey. Discussion followed. Discussion followed. Motion Passed, unanimous all in favor.

VI. UNFINISHED BUSINESS

- **Mini Grant** – Ashley Falvey provided Seymie's report noting that the tree grant trees were planted at East side entrance around July 14, 2021. Turner Landscaping sent an invoice to Greenacre on July 15, 2021. Once paid in full, Seymie can submit paperwork to Hillsborough County for reimbursement. Will post update to community facebook on grant for awareness. Seymie would like to do a neighborhood gathering, perhaps a Saturday morning donuts and coffee at the East entrance, for community to create awareness of new trees due to another successful grant application. She will also be submitting the last report for 2018 tree grant we were awarded for the West entrance, as we are required to submit annual reports for 2 years following reception of the grants.

- **Shadow Run Security Camera System –** Preston Davis reported that 5 cameras have been installed with 3 at Boyette Road on solar and 2 at McMullen Road, not using solar, but with temporary battery back ups. We are waiting for Greg Polk Electrical to look at the project in the next few days and he's about 2 weeks out from completing the work. Preston recommends 3-4 neighborhood residents, from the Camera Working Group, as well as Board members, to complete training to become Camera Trustees.

- **Covenant Revisions –** ET Nortje reported that a number of 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 working to draft proposed updates, to include the Annual Meeting procedures, as well as passing the Budget.

- **East Wall Damage** – Janet MacNealy reported that State Farm provided a check for the damage to the wall in 2 separate payments. Cornerstone and Albaugh Plumbing will be notified with a copy of the signed agreement so they can begin repairs.

- **Proposed Rezoning of 11216 McMullen Road** - HOA has contracted with Owens Law Group to advise on land use concerns. Rezoning hearing was held and Hillsborough County is projected to make a decision around July 20, 2021. ET says they recommended to BOCC to deny 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. Meanwhile, the resident remains in violation, "Running a commercial business out of the home" and according to our Violations policy, has reached level of elevation for attorney action. **Motion made** to send to the Attorney for

enforcement made by Mike McClary. **Seconded by** Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

- Assessments / Requests to Waive Late Fees. Janet researched each case and provided specifics regarding why the request was made by the homeowners and status of each of the accounts:
  - #219469 / $50 – **Motion made** by Lee Alexander to waive the $50 late fees for account number 219469. **Seconded by** ET Nortje. **Motion Passed**, unanimous all in favor.
  - #219434 / $50 – **Motion made** by ET Nortje to deny the request to waive the $50 late fee for account number 219434 due to lack of supporting information. **Seconded by** David Parker. **Motion Passed**, unanimous all in favor.
  - #219448 / $25 – **Motion made** by Ashley Falvey to deny the request to waive the $25 late fee for account number 219448 due to lack of supporting information and because the Board previoulsy waived a late fee last year in 2020. **Seconded by** David Parker. **Motion Passed**, unanimous all in favor.

VII. NEW BUSINESS

- Trick or Treat Street neighborhood event – Lee Alexander reported the next Trick or Treat Street neighborhood event will be held in October 2021 at the Dam. Details will be discussed as the event date gets closer.
- CAM Introduction – Janet MacNealy introduced Angela Parker who will be assigned as the new Community Association Manager and the transition is in progress. Information about Angela was also provided to the Board in advance of the meeting; and Angela introduced herself to the Board and community members in attendance.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes) – Residents in attendance provided comments on the camera system and the Adult Living Facility.

IX. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 7:55 p.m.

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

Signed _____Printed_____