SHADOW RUN

Subdivision

Riverview, Florid•

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

December 16, 2021

I. CALL TO ORDER:

Etienne Nortje called the Shadow Run Homeowners' Association, Inc. meeting to order at 7:01pm via Zoom.

ROLL CALL - NOTICE OF MEETING

Directors Present:	Directors Absent:
Etienne Nortje	David Albaugh
Seymie Wilkerson	Lee Alexander
Ashley Falvey	
Lisa Tackus	
David Parker	
Michael McClary	

Quorum was present

Notice of meeting was posted as required by the document and Florida statutes.

II. APPROVAL OF MINUTES

A motion was made by Ashley Falvey to approve the November 17, 2021 meeting minutes as presented. The motion seconded by Seymie Wilkerson. All in favor, motion passed unanimously.

III. ARC:

11418 Donneymoor – Addition

Motion made by Lisa Tackus to approve application for addition. Motion 2nd by Seymie Wilkerson. Motion passed, unanimous all in favor.

11302 Donneymoor – New Construction

Motion made by Michael McClary to approve application for new construction. Motion 2nd by David Parker. Motion passed, unanimous all in favor.

11204 Meadow Moor – Addition

Motion made by Lisa Tackus to approve addition. Motion 2nd by Seymie Wilkerson. Motion passed, unanimous all in favor.

12313 Wexford Hills – Car Port

Motion made by Lisa Tackus to approve car port. Motion 2nd by Seymie Wilkerson. Motion passed, unanimous all in favor.

IV. COMMITTEE CHAIRPERSON REPORTS:

Finance / Treasurer – Ashley Falvey

Common Grounds – Reported issue with lights at south side West entrance. Being troubleshooted and potential repair needed. Seymie Wilkerson reported that poinsettias installed and planted at both entrances. Christmas decoration issues with lighting not working. Since so close to Christmas may wait

to purchase items after Christmas to take advantage of clearance prices if anything left.

Welcome Committee/Social Committee – no report

V. MANAGEMENT REPORT

Representative from management company not in attendance. Etienne any questions about report and summaries provided in board packet. No questions.

a. Violations
    a. Violation Report provided in Board packet
b. Legal
    a. Legal summary provided in Board packet

VI. UNFINISHED BUSINESS

- Covenant Revisions
    - In process.

- Potential Sale of HOA Owned Vacant Lot
    - Revised offer from potential buyer discussed. Motion made by Lisa Tackus to counter with minimum threshold and approve extension. Motion 2nd by Michael McClary. Motion passed, unanimous all in favor.

- Security Camera Trustees' Training
    - Flock serviced one camera.

- Mini Grant Update
    - Seymie shared update and shared final project to be considered for mini grant. Motion made by Seymie Wilkerson to submit Operation Spotlight project. Motion 2nd by Etienne Nortje. Motion passed, unanimous all in favor.

- 11216 McMullen Rd.
    - County re-zoning status – Hillsborough County hearing continues to be deferred per homeowners' request until January 2022.
    - Violations Escalation status

NEW BUSINESS

Assessment / Violations Requests Sent to Attorney

Account #219419 – Trailer (Send to attorney) – Final attempt to reach out to owner if reasonable attempts to rectify to avoid attorney fees agreed upon and will be reviewed next month.

PROPERTY OWNERS – Agenda Items Only (3 minutes)

No owner comments

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:17 p.m.

j) Adjournment-8:05pm

k) Property Owners- Any Items (3 minutes) No discussion