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

By Zoom Meeting

September 15, 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 September 15, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

Directors Present:	Staff Present	Guests
Lee Alexander	Angela Parker	David Tsang
Mike McClary		Dan/Nancy Perez
Ashley Falvey		Preston Davis
Etienne "ET" Nortje		Helga Sanchez
David Parker		Linda Lack
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 David Albaugh to approve the August 18, 2021 Board meeting minutes as presented. The motion was seconded by David Parker. The motion passed unanimously.

III. ARC REQUESTS

1. 11424 Donneymoor – New Construction FOOTPRINT ONLY
   Motion made by Seymie Wilkerson to approve the footprint only for the new construction as presented. **Motion 2nd** by Lee Alexander. Discussion followed. **Motion Passed**, unanimous all in favor.
2. 12005 Shadow Run – Roof
   Motion made by Seymie Wilkerson to approve the application for a roof as presented. **Motion 2nd** by David Albaugh. **Motion Passed**, unanimous all in favor.
3. 13003 Shadow Run – Fence
   Motion made by David Albaugh to approve the application for a fence as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance/Treasurer – Ashley Falvey reviewed the August 2021 financials and did not notice any discrepancies or concerns.
2. Common Grounds/Newsletter/Welcome Committee/Social Committee – Seymie Wilkerson is working on replacing the entrance signs regarding No Soliciting.

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

  Board to vote to send file to attorney for 2 separate violations at 12003 Shadow Run, Unapproved fence and dead palm fronds. **Motion made** by Etienne "ET" Nortje to send the file to the Attorney for enforcement for the unapproved fence and dead palm fronds. **Motion 2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

  Board agreed to send a violation letter to 12108 Shadow Run for the items that are not fully contained within the utility yard and visible from the street. Homeowner can either remove items or erect an approved fence to obscure content.

VI. UNFINISHED BUSINESS

- **Covenant Revisions** – **Motion made** by David Albaugh to send the nineteen updates to the attorney as a starting point for updating our covenants. **Motion 2nd** by Mike McClary. **Motion Passed**, unanimous all in favor.

- **East Wall Update –** David Albaugh reported that all work has been completed and ET Nortje confirmed services were performed per contract. Ashley Falvey and Lee Alexander would also like to visit the repair site to confirm all repairs completed per contract.

- **Potential Sale of Vacant Lot –** Lot was appraised. The previous potential buyers did not respond after being told the Board is willing to consider their offer. This item remains on hold to see if the potential buyers may respond.

- **Security Camera Trustees' Training** – Preston Davis reported that official training will begin soon for the Camera Trustees and Flock was out to make some adjustments to the cameras.

- **Proposed Rezoning of 11216 McMullen Road** - ET Nortje states 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.

VII. NEW BUSINESS

- Attorney Action For Violations – 11216 McMullen Road. ET Nortje and Lee Alexander met with a real estate attorney who will be handling the case. A lawsuit will be filed and an injunction has been put into effect to stop the resident from running a business out of the home.

- Weed Control – ET Nortje and other residents got together and sprayed the neighborhood for weeds.

- Florida Collection Policy Clarification – Ashley Falvey explained the breakdown of how monies received by the association are distributed according to the new collection policy that was put into effect on July 1, 2021. This Florida statute was passed in the middle of our current Shadow Run Collections cycle. In fairness to our homeowners, **Motion made** by Ashley Falvey to waive the 21 outstanding late fees and to refund the 40 homeowners who have already paid the late fees. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.

- Request to Waive Late Fees
  - #219566 / $25- Board agreed to waive the late fee.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Helga Sanchez shared her concerns regarding lack of quorum at the Annual Meeting, passage of the Annual Budget, and the increase in the Annual Assessments.
- Linda Lack proposed Halloween ideas regarding this year's annual neighborhood Trick or Treat Street event.
- Preston Davis spoke of the emergency situation with his roof leaking and having to replace the roof asap. He was advised an ARC application is not necessary, since he is replacing shingles with shingles. He will send an email to the Board to document his situation and request for emergency roof replacement.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.

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

Signed _____Printed_____