SHADOW RUN
Subdivision
Riverview, Florida

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

By Zoom Meeting

November 17, 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 7:01 p.m. on November 17, 2021 via zoom.

ROLL CALL – NOTICE OF MEETING

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

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 Etienne "ET" Nortje to approve the October 20, 2021 meeting minutes as presented. The motion was seconded by David Albaugh. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11505 Falkirk – 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.
2. 11505 Falkirk – Paint
   Motion made by David Albaugh to approve the application for paint as presented. **Motion 2nd** by Mike McClary. **Motion Passed,** unanimous all in favor.
3. 11506 Falkirk – Roof Overlay
   Motion made by David Albaugh to approve the application for a roof overlay as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed,** unanimous all in favor.

4. 12313 Wexford Hills – Fence
   Motion made by Lee Alexander to approve the application for a fence as presented. **Motion 2nd** by David Albaugh. **Motion Passed**, unanimous all in favor.
5. 12505 Wexford Hills- Solar Panels
   Motion made by David Albaugh to approve the application for solar panels as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous all in favor,

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Lee Alexander advised that Ashley Falvey reviewed the October 2021 financials and did not notice any discrepancies or concerns.
   Common Grounds/WelcomeCommittee/SocialCommittee – Seymie Wilkerson reported the purchase of the Poinsettias for both entrances is being finalized. She is also continuing research on entryway signs. Lee Alexander reported the Trick or Treat Street event was a huge success, with almost 150 in attendance throughout the evening.

V. MANAGEMENT REPORT

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

- Violations
  1. Board voted to send violation letter - Account #219241-Tractor in front yard-A violation letter will be issued for not submitting an ARC request.
  2. Board discussed whether to escalate to attorney action - Account #219404-Multiple violations issued to remove trailers, equipment and other miscellaneous items from view or erect an approved fence to obscure content. To date, the violation has not been remedied. Some Board members have noted the items have been removed, other Board members have observed items still in display and in violation. Board members encouraged to drive by and share current observations before elevating to attorney action, as we wish to avoid attorney fees for owner if making a reasonable attempt to remove items and comply with covenants.
  3. Board to vote to send file to attorney- Account #219391 – Unapproved Fence – **Motion by** Etienne "ET" Nortje to send the file to the Attorney for the unapproved fence. **Motion 2nd by** David Albaugh. Discussion followed. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Covenant Revisions – In process.
- Security Camera Trustees' Training – In process.

- Potential Sale of HOA Owned Vacant Lot – Potential buyer is doing their due diligence to confirm whether they can build on the lot before moving forward.

- 11216 McMullen Road
  - County Re-zoning status – The Hillsborough County hearing has been continued per the homeowner's request until December 2021.
- Violations Escalation status – Our Land Use attorney handling this violation and preparing for litigation as homeowner has not responded to attempts for mediation.

VII. NEW BUSINESS

- Assessments / Request to Waive Late Fees
  - #219230- **Motion made** by Etienne "ET' Nortje to waive the $25 late fee. **Motion 2nd** by Lee Alexander. The prior homeowner incurred the late fee and the Board believes this should not be passed on to the new homeowner. **Motion Passed**, unanimous all in favor.
- Mini Grant Ideas-Seymie Wilkerson shared that the 2022 Hillsborough County Mini Grant information was posted and grant submission is due by December 17, 2021. Suggestions were solicited on the Shadow Run web page as well as the Shadow Run Facebook page. Community residents request beautification around the lake, common areas and more seating, shaded benches. Other ideas included a community garden, fishing pier, bat houses, promoting wellness with outdoor exercise equipment, a playground to keep children active, more community events, tennis or pickle ball courts, solar trash compactors, and art projects around utility boxes in the neighborhood. Safety ideas included spotlights around the dam and lake area, so those who walk and visit and enjoy those areas can might have a level of security. **Motion made** by David Albaugh to proceed with the application for the grant. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor, of applying for the grant with consideration for homeowners' suggestions.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes) – No owner comments.

IX. ADJOURNMENT
There being no further business to come before the Board, the meeting was adjourned at 7:56 p.m.

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

Signed _____Printed_____