



Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
11305 Sandpine Rd., Riverview, FL 33569

July 20, 2022

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 7:34 p.m. on July 20, 2022.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lisa Tackus
Lee Alexander
Etienne Nortje
Ashley Falvey
Seymie Wilkerson
David Tsang
Jeanne Antolchick
Michelle Pearson
David Parker

Directors Absent (Excused):

Staff Present:

Angela Parker, CAM

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 Seymie Wilkerson to approve the June 15, 2022 BOD meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11411 Donneymoor – Replace Concrete Drive

Motion made by David Tsang to approve the application to replace concrete drive as presented.

Motion 2nd by Ashley Falvey. **Motion Passed**, unanimous all in favor.

2. 11203 Killearn – Utility Shed

Motion made by Michelle Pearson to approve the application for a utility shed as presented.

Motion 2nd by Lee Alexander. **Motion Passed**, unanimous all in favor.



3. 12502 Lake Hills – Shed
Motion made by David Tsang to approve the application for a shed as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.
4. 11302 Leprechaun – Roof replacement
Motion made by Ashley Falvey to approve the application to replace the roof as presented. **Motion 2nd** Lisa Tackus. **Motion Passed**, unanimous all in favor.
5. 11305 Leprechaun – Workshop
Motion made by David Tsang to approve the application to construct a workshop as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
6. 12603 Silver Pine – Storage Building
Motion made by Lee Alexander to approve the application for a storage building as presented. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the June 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/WelcomeCommittee/SocialCommittee – The board agreed to have the landscape company spray the weeds at the dam for \$100. Seymie Wilkerson will look into the price for new flags at both entrances.
Security Committee – No report.

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
Acct#219425 – Discolored Roof
After discussion, the BOD decided not to escalate this violation at this time.
- Legal
Acct #219391
Motion made by Etienne Nortje to absorb \$250 of the violation-related legal expenses if the homeowner pays the remaining account balance in full by August 30, 2022. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Covenant Revisions – The Amended and Restates Bylaws passed with a 63% approval at the reconvened Annual Members meeting; this item can be closed.
- 11216 McMullen Road
 - County Re-zoning status – If the property is rezoned for more than 6 beds, the Association will have counsel send a letter to the homeowner informing him that violation letters will be sent and a lawsuit filed. Counsel will also inform the homeowner



that architectural applications will be required for all exterior changes made to the property.

VII. NEW BUSINESS

- Force Mows – Discussion tabled for a later date.
- ARC Appointments – Lee Alexander appointed David Tsang and Russell Keifer to the ARC committee.
- Outstanding Vendor Payment – Etienne Nortje made a motion to pay a vendor, [REDACTED] \$500 for work that was completed 7 years ago. After board discussion, Seymie Wilkerson, Etienne Nortje, and Jeanne Antolchick voted in favor; while Lisa Tackus, Lee Alexander, Ashley Falvey, Michelle Pearson, David Parker and David Tsang opposed the motion. With 3 votes in favor and 6 votes opposed, the motion did not carry.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:33 p.m.

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

Signed _____ Printed _____