



**Shadow Run Homeowners' Association, Inc.**

**Board of Directors Meeting Minutes**

**Via Zoom and On site at the Riverview Library  
9951 Balm Riverview Rd., Riverview, FL 33569**

**November 16, 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**

Etienne Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:03 p.m. on November 16, 2022.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

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

**Directors Absent (Excused):**

Lee Alexander

**Staff Present:**

Angela Parker, CAM

**Guests:**

Melania Morrobel  
Yvonne Buoy  
Bryan Freed  
Gary Whitehurst

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 October 19, 2022 BOD meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

1. 11905 Shadow Run – Solar Panels

**Motion made** by Etienne Nortje to approve the application for solar panels. **Motion 2<sup>nd</sup>** by David Parker.

**Motion Passed**, unanimous all in favor.

2. 12903 Shadow Run – Roof/Walkway

**Motion made** by Etienne Nortje to approve the application for a roof covering and walkway. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, seven (7) members approved, David Parker abstained from vote.

3. 11914 Sugarberry – Paint

**Motion made** by Etienne Nortje to approve the application for exterior painting as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion Passed**, unanimous all in favor.



4. 11918 Sugarberry – Roof  
**Motion made** by Etienne Nortje to approve the application for a roof replacement as presented. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

#### IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the October 2022 financials and did not notice any discrepancies or concerns. Ashley reported that the HOA's storage fee has increased.  
Common Grounds/Welcome Committee/Social Committee – Ashley Falvey reported that Trick or Treat Street was very successful. Many homeowners participated and it was a nice neighborhood gathering.  
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.

- Legal  
Board did not motion for any action to be taken on any accounts provided in the legal report.

#### VI. UNFINISHED BUSINESS

Mini Grant – Seymie Wilkerson submitted the 2023 Hillsborough County Mini Grant application by the 11/14/2022 due date [on 11/13/2022].

#### VII. NEW BUSINESS

- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Etienne Nortje advised the attorney would draft a concept agreement between the HOA and SRDC. The cost would be \$2000. There will be more discussion at the next meeting.
- Homeowners Borrowing HOA Items – Ashley Falvey asked the Board to provide feedback on this topic by December 9, 2022 and she will draft a proposal for how to handle these requests.

#### VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

#### IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:46 p.m.



Respectfully submitted for the Secretary,  
These minutes were approved on December 21, 2022.

Signed: *Jeanne Antolchick*

Printed: Jeanne Antolchick