



Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
Via Zoom
March 22, 2023

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 March 22, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

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

Directors Absent (Excused):

Etienne Nortje

Staff Present:

Janet MacNealy, CAM

Guests:

Preston Davis
Daniel & Tina Stolley
Cathy Alexander
Jennifer Ettero
Nick Carreo

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 Jeanne Antolchick to approve the February 15, 2023 BOD meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

Lee Alexander made a motion to recess the monthly Board Meeting at 7:05 p.m. and reconvene this evening immediately after the Budget Adoption Meeting. All in favor, by unanimous consent.

Lee Alexander called the reconvened Board meeting to order at 7:15 p.m. on March 22, 2023.

III. ARC

REQUESTS

1. 11402 Donneymoor – Fence, Trellis, and A/C Screen

Motion made by Lisa Tackus to approve the application to install a fence, trellis, and A/C screen as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

2. 11208 Leprechaun – Paint

Motion made by David Parker to approve the application to paint the exterior of the home as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.



3. 11303 Leprechaun – Roof
Motion made by Ashley Falvey to approve the application to install a new roof as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
4. 11216 McMullen – Addition
David Tsang noted the applicant is not the owner of the property, so this item can be removed from the agenda until the owner chooses to resubmit.
5. 12001 Shadow Run – Metal Carport
Motion made by Lisa Tackus to deny the application without prejudice for the metal carport, due to lack of communication from the owner needed to clarify the ARC's questions. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
6. 11913 Sugarberry – Replace front and garage doors
Motion made by Lisa Tackus to approve the application to replace the front and garage doors as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous all in favor.
7. 11307 Tralee - Roof
Motion made by Ashley Falvey to approve the application to install a new roof as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the February 2023 financials and did not notice any discrepancies or concerns.
Common Grounds/Welcome Committee/Social Committee – Lee Alexander read the Common Grounds report from Deloy Wilkerson, noting that 2 telephone poles were replaced today and a 3rd pole still needs to be replaced. We allowed TECO to place a padlock at the dam so TECO can access as needed. East side irrigation issues were repaired the same day they were reported.
Security Committee – No report regarding the cameras. Preston Davis reported access to the dam is locked from sunset to sunrise and this has cut down a lot of non-owner traffic and vandalism.

V. MANAGEMENT REPORT

Janet briefed the Board on the Management Report prepared by Angela Parker. Board members with any specific violation concerns may email Angela with details and she will check it on her next site visit.

- Violation Report

- Violation Report provided in Board packet.

Motion made by David Tsang to send the violation on Donneymoor (account # 219210) to remove the inoperable vehicle from view to the Attorney for enforcement if the violation still exists during the next site visit. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous all in favor.

Motion made by David Tsang to send the violation on Shadow Run Boulevard (account # 219404) to cease parking on the grass to the Attorney for enforcement if the violation still exists during the next site visit. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

- Legal

- The Board reviewed the Silberman Law Status Report dated March 15, 2023 to review files currently in collection with the Attorney for past due assessments.



The Board agreed unanimously to review numbers 1, 3, 4, and 5 on the report, in the coming days, and will email any questions to Angela Parker who will compile the questions and email the list to Lee Alexander prior to sending the list of questions to the Attorney.

Motion made by David Tsang to have the Attorney send a notice of intent to foreclose and record a claim of lien on the property for numbers 2 (account # 219210) and 6 (account # 219289) on the report. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Mini Grant – Shadow Run was awarded the \$5000 which will be used to purchase entrance lights for both sides of the dam. Mini grant project in process. Going through the permitting approval process with Hillsborough County and working out details with contractor and location. Midterm report is due by March 31st. Seymie Wilkerson will submit by due date.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Etienne Nortje is working with the attorney who is working on a draft with the additional information recently provided by the Dam Corp.
- Fencing around the East side wall – The project has been completed and a receipt submitted for reimbursement.
- TECO Contract Renewal – Seymie is working with TECO on the details of the contract. TECO contractor reported that we currently have the best lights that are available. It was recommended that more light poles be added to the dam area. Bea Adams, with SRDC, looked into this and due to the structural integrity of the dam, it wasn't a good idea to add more poles.
- Resuming off duty deputy patrols – The Hillsborough County Sheriffs Office process has changed related to hiring off duty deputy patrols, so Etienne Nortje is creating a new account and updating our information to follow their new process.

VII. NEW BUSINESS

- Updating Declaration of Protective Covenants and Restrictions - **Motion made** by David Tsang to proceed with updating our Declaration of Protective Covenants and Restrictions with an estimate by the Attorney on costs of \$5,000. **Motion 2nd** by Ashley Falvey. Discussion. **Motion Passed**, unanimous all in favor.
- Spring Easter Event – Lee Alexander reported the event is scheduled for April 8, 2023 and the next planning meeting is March 23, 2023.
- Annual Members' Meeting Preparation Status – Angela Parker is drafting the notice, agenda, proxy, and proxy instructions for review by the Board, then the Attorney will review and make changes if needed. The mailing will be sent out to all owners at least 2 weeks prior to the meeting date.
- Violations – The Board unanimously agreed that effective immediately, any violations reported by a resident will be reviewed and responded to by the Community Association Manager, Angela Parker, in the course of her routine duties; and that owner violations and property addresses of the potential violation are a private matter.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)



- Owner asked about process regarding unleashed dogs and it was suggested they contact Animal Control Services and the Sheriffs Department for assistance and guidance.
- Carnival games in storage – There was a request to transfer the aged carnival games as a donation to a local church or charity, which would free up space in the storage unit for the new holiday decorations which are pending purchase. Lee Alexander will to look into the request.
- Budget for amending the Covenants and Declarations – Treasurer Ashley Falvey noted that the Association will be able to absorb the estimated costs.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:37 p.m.

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

Signed _____ Printed _____