



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

Riverview Public Library, Conference Room 137

9951 Balm Riverview Rd., Riverview, FL 33569

DRAFT

June 21, 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 7:00 p.m. on June 21, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lee Alexander
Michelle Pearson
David Parker
David Tsang
Jeanne Antolchick
Lisa Tackus

Directors Absent (Excused):

Preston Davis
Ashley Falvey
Etienne Nortje

Staff Present:

Angela Parker, CAM
Dawn Archambault, CAM
Janet MacNealy, PCAM

Guests:

Bryan Freed
Allison Parker
Bobby & Irene Calhoun
Cathy Scaglione
Loyda Martinez
Jose Martinez

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 May 17, 2023 Board meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11404 Donneymoor – Paint & Gutter

Motion made by Jeanne Antolchick to approve the application for exterior painting and to install gutters as presented. **Motion 2nd** by David Parker. **Motion Passed**, unanimous all in favor.

2. 12511 Lake Hills – Driveway Expansion

Motion made by Lisa Tackus to approve the application for a driveway expansion as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous all in favor.

3. 12001 Shadow Run – Carport – Tabled to July meeting so exception letters can be mailed to neighbors.

4. 12106 Shadow Run – Fence

Motion made by Jeanne Antolchick to approve the application to install a fence as presented. **Motion 2nd** by Lisa Tackus **Motion Passed**, unanimous all in favor.

5. 12703 Shadow Run – Paint

Motion made by David Parker to approve the application for exterior painting as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous all in favor.



6. 11912 Sugarberry – Driveway & Fence

Motion made by Jeanne Antolchick to approve the application to install a driveway and fence as presented.

Motion 2nd by David Parker. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – No Report
- Common Grounds/Welcome Committee/Social Committee – Lee Alexander read the Common Grounds report from Deloy Wilkerson, noting that additional irrigation repairs are completed and bill for supplies is pending. Deloy also reported the area along the shoreline and the fence at the dam is once again overgrown with harmful vegetation and weeds. **Motion made** by Jeanne Antolchick to approve the proposal from Turner Landscaping for \$450 to treat the overgrowth of vegetation at the shoreline and fence at the dam. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor. This will be shared with the Shadow Run Dam Corporation, to confirm they have no concerns with this planned treatment.
- Security Committee – Lee Alexander read the Security Committee report from Preston Davis. David Tsang recapped Preston's report, listing specific incidents at the dam on May 20th and a stolen generator on June 19th at a private residence, with the Flock Security cameras capturing the license plates of the vehicles involved. This information was provided to the Hillsborough County Sheriff's Office.

V. MANAGEMENT REPORT

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

- Violations Report:
 - Violations Report provided in Board packet.
Motion made by Lisa Tackus to provide clarification to the owner of 12205 Shadow Run advising that they must either remove the fence completely or fully repair it. **Motion 2nd** by Jeanne Antolchick. Discussion. **Motion Passed**, unanimous all in favor.
 - **Motion made** by David Tsang to recognize that the owner of 11308 Donneymoor has made an effort to create a utility yard with green foliage/vines and will continue to obscure the RV, which will result in the violation being considered corrected, once the project is completed by the owner. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
 - 11404 Donneymoor – The Board approved the owner to have their camper in the driveway for 3 additional weeks while it's being serviced, but that it must be removed at the end of the 3-week extension.
 - **Motion made** by David Parker to follow our existing policy that only homeowners with a valid permit may park in the parking lot and use the boat ramp. **Motion 2nd** by Jeanne Antolchick. Discussion. **Motion passed**, unanimous all in favor.



- Legal Report:
 - The Board reviewed the Silberman Law Status Report dated June 13, 2023. No Board action at this time.

VI. UNFINISHED BUSINESS

- Mini Grant – Due to complications with permitting and structural usage of proposed lighting, Seymie Wilkerson is reaching out to the County to see if the Association can use the mini grant lighting project grant funds to install lighting at the East entrance instead of the dam area.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Lee Alexander and ET Nortje had a teleconference with Attorney Aaron Silberman on May 25, 2023 and reviewed the DRAFT SRDC agreement. We are also soliciting written feedback from SRDC and Board members before creating another DRAFT, for eventual community review.
- TECO Contract Renewal – A proposal was presented to the Board to add four new light poles, 2 on the east side and 2 on the west side, all 4 at the dam entryways, which would increase the monthly TECO bill by \$98. Over the 10-year contract life, this would cost us \$12,000. David Tsang reported that he spoke with the homeowner on the West side of the community that may be affected by the additional lighting and the homeowner said they would be fine with the light poles being added. ET Nortje and Deloy Wilkerson also met recently to discuss potential voltage options of the lighting options. Seymie and Deloy Wilkerson have the contact number for TECO project coordinator.
- Covenant Revisions – Lee Alexander and ET Nortje had a teleconference with Attorney Aaron Silberman on May 25, 2023 and reviewed a DRAFT version to update the Declaration/Protective Covenants. Aaron is creating another DRAFT for eventual circulation, among Board members, and later, for community review and input.
- Resuming off duty deputy patrols – Preston Davis reported he has started the process to get HCSO in the neighborhood for routine patrols with a focus on deterring speeding on Shadow Run Blvd.

VII. NEW BUSINESS

- Consideration of other Website options – Tabled until next month.
- Utility Yards/Violations – Addressed under the Violations Report section above.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Owner asked if the Association can post a list of residents that are out of compliance and their specific violations; and the Board explained the confidentiality policy.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.



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

Signed _____ Printed _____