



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

Riverview Public Library, Conference Room 137

9951 Balm Riverview Rd., Riverview, FL 33569

July 19, 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 July 19, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lee Alexander
Michelle Pearson
Etienne Nortje
David Tsang
Jeanne Antolchick
Lisa Tackus
Preston Davis
Ashley Falvey

Directors Absent (Excused):

David Parker

Staff Present:

Dawn Archambault, CAM

Guests:

Jeff and Janice Ward
Yvonne and Benny Lattimore
Deloy Wilkerson
Karen Greaves
Catherine Scaglione
Michael McClary, via Zoom

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 David Tsang to approve the June 21, 2023 Board meeting minutes as presented. The motion was seconded by Jeanne Antolchick. Etienne Nortje abstained. Motion passed.

III. ARC

REQUESTS

1. 11102 Curlew Court – Extension

Motion made by Jeanne Antolchick to approve the application for the extension presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

2. 11302 Donneymoor – Pool Deck Screen

Motion made by Etienne Nortje to approve the application for a pool deck screen as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous all in favor.

3. 11406 Donneymoor – Fence

Motion made by Etienne Nortje to approve the application for a fence as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.



4. 11205 Mist Moor – Paint
Motion made by Etienne Nortje to approve the application to paint as presented. **Motion 2nd** by Preston Davis. **Motion Passed**, unanimous all in favor.
5. 11302 Sandpine – Windows
Motion made by Etienne Nortje to approve the application to install windows as presented. **Motion 2nd** by Lee Alexander. Preston Davis abstained. **Motion passed**.
6. 12001 Shadow Run – Carport
Motion made by Lisa Tackus to approve the application to install a carport as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
7. 12001 Shadow Run – Fence
Motion made by Lisa Tackus to approve the application to install a fence as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
8. 11260 Tralee – Paint
Motion made by Etienne Nortje to approve the application to paint as presented. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous all in favor.
9. 12504 Wexford – Paint
Motion made by Etienne Nortje to approve the application to paint as presented. **Motion 2nd** by Preston Davis. Lisa Tackus abstained. **Motion passed**.
10. 12506 Wexford – Fence
Motion made by Ashley Falvey to approve the application to install a fence as presented. **Motion 2nd** by Etienne Nortje. **Motion passed**, unanimous all in favor.
11. 11420 Donneymoor – Exception Request
Letters previously mailed had no owner opposition. **Motion made** by Ashley Falvey to approve the exception request as presented. **Motion 2nd** by Preston Davis. **Motion passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – Ashley Falvey presented the treasurer’s report. **Motion made** by Ashley Falvey that due to known issues with mail delivery within Shadow Run, to send reminder letters to all owners who have not yet paid the 2023-2024 annual assessments; to extend the new due date to August 31, 2023; and to waive any late fees currently charged for this renewal cycle. **Motion 2nd** by Etienne Nortje. **Motion passed**, unanimous in favor.
- Common Grounds/Welcome Committee/Social Committee – Deloy Wilkerson was present and shared the common grounds report. The sod at the East entrance has damage due to vehicles driving over it. The ruts are deep due to trash trucks, trailers and landscapers driving over it. Different deterrent options are being explored. The county owns the East side, as there is an easement. Discussion was made to report the damage including ruts, sprinkler heads and a hole in the asphalt on the street to the county trash collectors, as it is believed the trash trucks are causing the damage. Sprinkler heads will be moved in an effort to avoid further damage. David Tsang and Preston Davis will contact Flock Safety to see what might have been captured on the security cameras.
- Security Committee – Preston Davis will contact Flock Safety and the HCSO Liaison to have them arrange a presentation for the Board, of official data that the cameras have yielded. This data will also be shared with the neighborhood via a dedicated “town hall” meeting, so the board and the community can begin to consider whether to renew the cameras next summer.



V. MANAGEMENT REPORT

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

- Violations Report:
 - Violations Report provided in Board packet.
- Legal Report:
 - The Board reviewed the Silberman Law Status Report dated July 17, 2023. No Board action indicated at this time.

VI. UNFINISHED BUSINESS

- Mini Grant – The Hillsborough County Mini Grant officials advised on July 18, 2023 that the lighting project may be moved off of the dam area and to the common area at the east entryway. The paid invoices and all paperwork are due to the county by July 28, 2023. Gavin, the project coordinator, is expected to complete the work on July 24, 2023. We will need to assure a paid invoice is completed and submitted by the July 28, 2023 deadline.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Etienne Nortje reported that the draft agreement is 90% completed, with the verbiage and terms still being worked on. Catherine Scaglione, SRDC president, was in attendance, and reported they are having challenges obtaining insurance bids for the dam, as four companies she has contacted thus far have declined to bid.
- TECO Contract Renewal – Lee Alexander suggested that we finish the Mini Grant project next week, then consider the TECO contract renewal options.
- Covenant Revisions – Etienne Nortje and Lee Alexander are waiting on the second draft from the attorney. Upon receiving it, it will be shared with the rest of the board for board input. After the Board has the opportunity to review and edit the draft, it will be shared with the community for their input. Input has also been solicited via our website, with minimal suggestions received.
- Off duty deputy patrols – Preston Davis reported that there has been very little traffic at the dam since it has been locked down every evening. The original intent, as suggested by Preston, was to pursue off duty patrols for Friday and Saturday nights, for speeding on Shadow Run Boulevard, through the summer months. Ashley Falvey suggested that since summer ends soon, that we not spend funds on this project at this time.
- Consideration of other Website Options – Preston Davis had volunteered to share other website options via email. Ashley Falvey had requested these options be emailed to the board previously. Preston stated he has compiled the research and would send these out soon.

VII. NEW BUSINESS

- Insurance Renewals – The Workers' Compensation insurance has increased annually, with it being \$1,945 in 2021; \$2,718.30 in 2022; and \$3,237.51 in 2023. It was noted that all our usual expenses have increased over the last 3 years. Additionally, Auto Owners Insurance provided the lowest quote for our General Liability Policy.



- Status of Prior Expenditures – Ashley Falvey had inquiries regarding prior expenditures. Two electronic signs were purchased for the entryways for \$2,900 in late 2021 and as of yet, are still not installed. Etienne Nortje stated this project will be resumed and executed soon.
- Covenant Violation Clarification – The board was asked to consider whether a homeowner is potentially operating a business out of their home. After much discussion, the board decided to send letters to multiple neighbors who reside on the same street, who could be most affected, as this strategy has been part of the decision making process for other similar issues. The board agreed to further discuss this issue at the August 16, 2023 board meeting.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Owner asked if the weeds could be cleared from a Donneymoor vacant property behind her home.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:43 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____