



Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
Align Right Realty Office, 11962 Balm Riverview Road, Riverview

October 18, 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 October 18, 2023.

ROLL CALL – NOTICE OF MEETING

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander	David Parker	Dawn Archambault CAM	Bryan Freed
David Tsang			Catherine Scaglione
Jeanne Antolchick			William Dame
Ashley Falvey			Stan Klos
Michelle Pearson			Adam Sheffield
Etienne Nortje			Julie Davis
Lisa Tackus			Preston Davis

Quorum was present.

The notice of meeting was posted as required by the documents and Florida statutes.

Preston Davis announced that he was recording the meeting and Stan Klos announced he was also recording the meeting.

II. APPROVAL OF MINUTES

A motion was made by Jeanne Antolchick to approve the September 20, 2023 Board meeting minutes as presented. The motion was seconded by Michelle Pearson. Motion passed, unanimous in favor.

III. ARC

REQUESTS

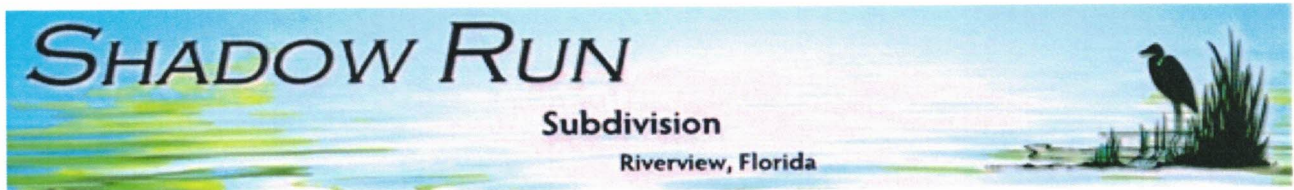
I. 11325 Tralee – Variance

Motion made by Lisa Tackus to approve the application for the variance as presented as letters were mailed to the neighboring property owners with no opposition. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – Ashley Falvey presented the treasurer's report. The homeowner delinquencies are down from nine pages to two pages.

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- Common Grounds/Welcome Committee/Social Committee – Lee Alexander presented the report in Deloy Wilkerson’s absence. The dam was sprayed again as the quote was verbally approved. This will be done two to three times annually as needed, and not quarterly, as originally proposed.
- Security Committee – There was one incident where a homeowner’s dog was reported missing. There were sixty images during the specified date and time of the occurrence, so without further information, nothing definitive could be determined.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report. David Tsang made a motion to send account #219210 for painting the knee wall to the attorney as per the violation policy. **Motion 2nd** by Lisa Tackus. **Motion Passed;** unanimous in favor. Michelle Pearson made a motion to send account #219404 to remove the tarp, gas can and other personal items from view to the attorney as per the violation policy. **Motion 2nd** by David Tsang. **Motion Passed;** unanimous in favor.

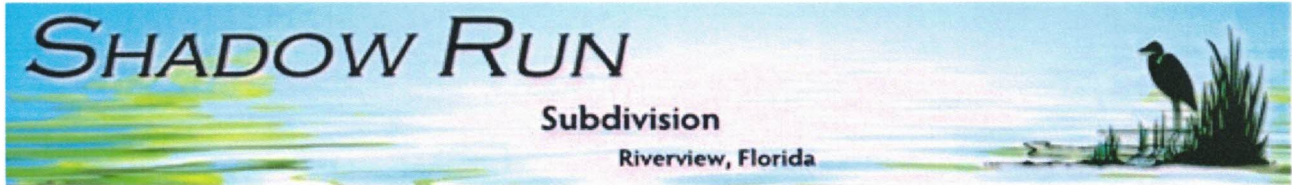
- Violations Report: Violations Report provided in Board packet.
- Legal Report: The October 13, 2023 attorney status report was provided in the Board packet. The attorney will be advised to follow the Shadow Run Collection Policy.

VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Lee Alexander is waiting on the final TECO Contract draft to sign, as it needs to match the terms that the board had previously approved. Deloy Wilkerson, Common Grounds chair, is continuing to work with TECO to assure the contract is accurate before it can be signed.
- Covenant Revisions – Etienne Nortje provided an update. An updated draft copy was posted online on October 17, 2023. Homeowner feedback has been received from 25 to 30 homeowners. Both the edited version and redlined version will be posted on the website. The goal is to have this finalized and to come to a community vote in April or May 2024.
- Storage Containers on Resident Properties – If there is work being done, there may be a storage container present, but the homeowner must notify the management company and the board, and provide an anticipated timeline for how long the storage container will be present.
- Electronic Signs – Dry erase signs have been ordered until the electronic signs are operational.

VII. NEW BUSINESS

- Shadow Run Collection Policy – Michelle Pearson made a motion to approve the Shadow Run Collection Policy as presented. **Motion 2nd** by Lisa Tackus. **Motion passed;** unanimous in favor.
- Valid Violations and Expectations – Discussion took place from various homeowners. The formation of a Violations Committee was suggested and is being considered. Preston Davis as well as another homeowner in attendance offered to serve on that potential committee. This will



remain on the agenda for discussion at next month's meeting. The board will also consult with our attorney to advise the best way to proceed.

- Appointment of New Director - Tabled
- Shadow Run Dam Corporation (SRDC) Updates – The contract is 95% completed pending deliverables from the SRDC, including their ability to obtain insurance. Catherine Scaglione, President of SRDC, provided a brief update on their continued search for insurance.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Homeowners provided their input concerning violations and that they would like to see more consistency. Homeowners would also like to see better communication.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:57 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on 15 Nov 2023.

Signed [Signature] Printed Lee Alexander