



Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes
Align Right Realty Office, 11962 Balm Riverview Road, Riverview
November 15, 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 7:07 p.m. on November 15, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lee Alexander
David Tsang
Jeanne Antolchick
Ashley Falvey via Zoom
Michelle Pearson
Etienne Nortje
Lisa Tackus
David Parker

Directors Absent (Excused):

None

Staff Present:

Dawn Archambault CAM

Guests:

Mark Hornick
Karen Greaves
Rosalie Gibson
Ben and Helga Sanchez
Preston and Julie Davis
Catherine Scaglione
Paula and Paula Gast
William Dame
Gary Baker
Bryan Freed

Quorum was present.

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

II. APPROVAL OF MINUTES

A motion was made by Jeanne Antolchick to approve the October 18, 2023 Board meeting minutes as presented. The motion was seconded by David Tsang. Motion passed, unanimous in favor.

III. ARC

REQUESTS

1. 11419 Donneymoor – Paint

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

2. 11203 Egret Nest Ct. – Roof

Motion made by Etienne Nortje to approve the application for roof as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.

3. 11304 Leprechaun Drive – Windows

Motion made by Etienne Nortje to approve the application for windows as presented. **Motion 2nd** by David Parker. **Motion Passed**, unanimous in favor.



4. 11426 Donneymoor – Paint
Motion made by Etienne Nortje to approve the application for paint as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.
5. 11302 Sandpine – Windows
Motion made by Lisa Tackus to approve the application for windows as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.
6. 12205 Shadow Run Blvd. – Fence
Motion made by Etienne Nortje to approve the application for the fence as presented. **Motion 2nd** by David Parker. **Motion Passed**, unanimous in favor.
7. 11302 Sandpine – Fence
Motion made by Etienne Nortje to approve the application for the fence as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the treasurer’s report which included the October 31, 2023 balance sheet.
- Common Grounds/Welcome Committee/Social Committee – Lee Alexander presented the report in Deloy Wilkerson’s absence. The irrigation control box being tampered with is still an issue and working on solutions of how to best secure it. Purchasing a padlock is an option and providing a key to the landscaping company for them to have access as needed. Regarding the Social Committee, Lee Alexander reported 176 people attended the Trick or Treat Social Event. Lee Alexander thanked all of the volunteers who helped plan and execute the event.
- Security Committee – It was agreed that this committee would be called the Security Camera Trustees Committee, those who have access to view the security camera footage.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations Report: Violations Report provided in Board packet.
- Legal Report: The November 10, 2023 attorney status report was included in the meeting packet.

VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Deloy Wilkerson met with the TECO Representative at the dam. The goal is to have better lighting at the dam. The former TECO Representative recently returned from maternity leave and the proposed contract terms need to be revised to match what the board previously approved.



- Covenant Revisions – Etienne Nortje provided an update. The attorney is working on clarifications as they arise. The goal is to send out a mailer in February 2024 with the final proposed amendments. Homeowner feedback is encouraged and continues to be received.
- Electronic Signs – David Tsang will arrange to pick up the second sign from the homeowner and work on getting both signs functional.

VII. NEW BUSINESS

- Shadow Run Dam Corporation Updates – Catherine Scaglione provided an update. There is no new information regarding finding a new insurance policy, but efforts continue. There is currently \$17,763.87 in the account. 24-Hour Tree Service provided a \$9,200 quote to do some necessary clean up near the dam. There will be a full report provided at the December meeting.
- Security Camera Trustees Committee – The security committee will now be named the Security Camera Trustees Committee and the members include Etienne Nortje, David Tsang, Robert Alderson and Seymie Wilkerson. Etienne Nortje shared the cost of the FLOCK camera system is an annual expenditure of \$12,000 to \$13,000 and is due for renewal in July 2024. The value of the camera system is currently being researched, but data is needed from the company. Etienne Nortje requested a meeting with FLOCK which is scheduled for November 20, 2023 and all owners are welcome to join the call. Contact Etienne Nortje to request the Zoom Credentials.
- Potential Violations Committee – Lee Alexander spoke with our attorney Aaron Silberman about what this could look like and how it could function. Mr. Silberman stated, in part, those committee members could drive around, take photos of any possible violations, and send to the CAM. This ability is already in place and homeowners do occasionally already do this. Topic was tabled for further discussion and exploration of options.

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. The cost of the worker's compensation insurance has increased, as have all our vendor expenses. CAM will check with Janet McNealey, one of Greenacre vice-presidents, to get her perspective and share with the board if this coverage is truly needed or could be cancelled.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:32 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Dec 26, 2023.

Signed Lee Alexander
Lee Alexander (Dec 26, 2023 10:24 EST)

Printed Lee Alexander







11.15.23 Board Meeting Minutes DRAFT v2

Final Audit Report

2023-12-26

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