



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library, Community Rooms A and B

9951 Balm Riverview Rd., Riverview, FL 33569

VIA ZOOM: Meeting ID: 881 0279 8462 Passcode: 253138 Dial in: 646-558-8656

APPROVED

January 17, 2024

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 January 17, 2024.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lee Alexander

David Tsang

Jeanne Antolchick

Ashley Falvey

Jody Sanders-Arrived 7:06 p.m.

Etienne Nortje

Lisa Tackus

David Parker

Directors Absent (Excused):

Michelle Pearson-Excused

Staff Present:

Dawn Archambault CAM

Guests:

Bryan Freed

Dawn Tsang

Ennis Alvarez

Ben and Helga Sanchez

Stan Klos

Candy Sigel

Preston and Julie Davis

Nancy Perez

Bill and Shannon Meddleton

Wayne Alexander

Bea Adams

Catherine Scaglione

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 Etienne Nortje to approve the December 20, 2023 Board meeting minutes as presented.

The motion was seconded by Jeanne Antolchick. Motion passed, unanimous in favor.

III. ARC

REQUESTS

1. 11424 Donneymoor Drive – Lanai Extension/Screen Enclosure

Motion made by Jeanne Antolchick to approve the application request for lanai extension/screen enclosure as presented. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.

2. 11210 Leprechaun Drive – Paint

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



3. 12112 Shadow Run – Tree Removal
Motion made by Jeanne Antolchick to approve the application for tree removal as presented. **Motion 2nd** by Ashley Falvey. Etienne Nortje **Abstained. Motion Passed.**
4. 12604 Silver Pine – Roof
Motion made by Jeanne Antolchick to approve the application for roof as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed,** unanimous in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the treasurer’s report which included the December 31, 2023 Balance Sheet. Owners were reminded to submit any receipts for reimbursement for supplies purchased for the community events. Ashley advised that Greenacre Properties, Inc. (GPI) will be switching to Association Alliance Bank as of April 1, 2024. This was a company-wide decision by GPI, as the new bank has better terms and conditions. All the GPI properties are being transferred to the new bank.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. Flags were replaced at both the West the East side entrances. There were some sprinkler issues found at both entrances that have been reported to the landscaping company for repair.
- Security Camera Trustees Committee – Etienne Nortje presented the report. Etienne emphasized no decision regarding the renewal of the Flock Safety camera system has been made. The data, statistics, and exactly what information may be extracted is being reviewed carefully. An informed decision will be made, prior to finalizing the next budget, after reviewing the benefits versus the cost. Currently there are five cameras, 2 at the West side entrance and 3 on the East side entrance. Removing one camera from the East side is also being reviewed as an option.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations Report: Violations Report provided in Board packet.
- Legal Report: The January 10, 2024 attorney status report was included in the meeting packet. **Motion made** by Etienne Nortje to approve the attorney to prepare an intent to foreclose and to record a claim of lien for the two homeowner accounts listed on the second page of the attorney status report. **Motion 2nd** by David Tsang. **Motion passed,** unanimous in favor.

VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Deloy Wilkerson recently met with Brittany Henderson who has recently returned from maternity leave and is waiting on the revised contract, which needs to match what the Board originally approved.



- Covenant Revisions – Etienne Nortje provided an update. Owners provided valuable feedback. The updates are being made. There is a PDF document on the website with all of the homeowners' feedback received over the last two years. Etienne, Dave Tsang, and Lee Alexander will be meeting with the attorney on Friday, January 19, 2024, to discuss the revisions that neighbors have continued to provide and to assure the proposed changes also align with the Florida State Statutes (FSS). After the final draft is ready, it will be mailed out to all of the owners. There will be a clean version mailed, as well as a redline version, which is required per FSS.
- Electronic Signs status – David Tsang will reach out to his neighbor and pick up the second sign.
- Potential Violations Committee – Discussion continued regarding forming this committee, what it might look like, and how it would function.

VII. NEW BUSINESS

- Annual Members' Meeting timeline – Jeanne Antolchick presented the detailed timeline. Handouts were provided to the board and owners.
- 2024/2025 Budget Draft – Ashley Falvey presented the 2024/2025 draft Budget. **Motion made** by Ashley Falvey to use the prior year's budget surplus to absorb the \$26 increase, keeping the annual assessment amount at \$250 for the 2024/2025 business year. **Motion 2nd** by Etienne Nortje. **Motion passed**, unanimous in favor.
- Flock Security Camera Status – Etienne Nortje stated that no decision has been reached yet, as all of the information is still being analyzed.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Homeowners provided their input regarding the current security cameras and how they do add value, as a couple of thefts were captured recently, as a result of the camera data. Detailed discussion took place regarding the Shadow Run Dam Corporation. Time will be allotted devoted solely to this topic prior to the February 21, 2024 board meeting. Violations were discussed at great length and homeowners questioned whether dirty mailboxes and dirty driveways were actually violations. It was determined that they are valid violations.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:56 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Mar 1, 2024

Signed Lee Alexander

Lee Alexander (Mar 1, 2024 09:03 EST)

Printed Lee Alexander