



**Shadow Run Homeowners' Association, Inc.**

**Board of Directors Meeting Minutes**

**IN PERSON: Align Right Realty Office**

**11962 Balm Riverview Rd., Riverview, FL**

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

**APPROVED**

**February 21, 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 7:01 p.m. on February 21, 2024.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

**Directors Absent (Excused):**

**Staff Present:**

**Guests:**

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

None

Dawn Archambault CAM

Ben and Helga Sanchez  
Cindy Reams  
Nicolus Diaz-Granudos  
Bobby Calhoun  
Nancy Perez  
Richard Gibson  
Shannon Meddleton  
Paul Rendleman  
Shawn Cook  
Ennis Alvarez

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 Lisa Tackus to approve the January 17, 2024 Board meeting minutes as presented. The motion was seconded by Jeanne Antolchick. Motion passed, unanimous in favor.

**III. ARC**

**REQUESTS**

**1. 11514 Heron Hills – Roof**

**Motion made** by Etienne Nortje to approve the application request for roof as presented. **Motion 2nd** by Jody Sanders. **Motion Passed**, unanimous all in favor.

**2. 12607 Lake Hills – Pool Enclosure**

**Motion made** by Etienne Nortje to approve the application for pool enclosure as presented. **Motion 2nd** by Jody Sanders. **Motion Passed**, unanimous in favor.



3. 11904 Sugarberry – Shed  
**Motion made** by Etienne Nortje to approve the application for shed as presented. **Motion 2<sup>nd</sup>** by Jody Sanders. **Motion Passed**, unanimous in favor.
4. 12502 Wexford Hills - Paint  
**Motion made** by Etienne Nortje to approve the application for paint as presented. **Motion 2<sup>nd</sup>** by Jody Sanders. **Motion Passed**, unanimous in favor.

#### IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the treasurer’s report which included the January 31, 2024 Balance Sheet.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. The irrigation repair on the West side is complete. The dam shoreline is being sprayed and the back spillway has been sprayed. Consideration should be given to adding sod, mulch, and plants to the East side; members agreed. A landscape proposal will be presented by the current landscaping company at the next meeting.
- Security Camera Trustees Committee – Etienne Nortje presented the report. Currently there are five cameras, 2 at the West side entrance and 3 on the East side entrance. **Motion made** by Etienne Nortje to remove one camera from the East side which would reduce the cost by 20%. **Motion 2<sup>nd</sup>** by David Tsang. **Motion passed**, unanimous in favor.

#### V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations Report: Violations Report provided in Board packet. **Motion made** by Jeanne Antolchick to close all driveway pressure washing letters due to the Hillsborough County Water Restrictions and to notify owners of such in writing or via phone call. **Motion 2<sup>nd</sup>** by Jody Sanders. **Motion passed**, unanimous in favor.
- Legal Report: The February 12, 2024 attorney status report was included in the meeting packet.

#### VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Deloy Wilkerson received the revised contract and is currently reviewing it. It was suggested to add a provision regarding the dam, to potentially terminate the contract early, depending on the future status of the dam, since this is a 10-year contract.
- Covenant Revisions – Etienne Nortje provided an update. Etienne does not believe any other changes are needed. Aaron Silberman will provide a clean draft, which will be mailed to everyone.
- Electronic Signs status – David Tsang will reach out to his neighbor and pick up the second sign.
- Flock Security Status, East Side Camera – This was discussed under the Security Cameras Trustees Committee report on the agenda earlier.



## VII. NEW BUSINESS

- Spring Easter Event – Lee Alexander announced the Spring Easter Event will be held on March 30, 2024 as it has typically been held the Saturday before Easter Sunday. Although this is and has been a 3-day weekend for Hillsborough County schools, this has not impacted attendance in the past. But the event date can be changed if enough volunteers and attendees request to do so.
- Significantly Delinquent Account Liens – **Motion made** by Ashley Falvey to move forward with the next step in the delinquency process through Aaron Silberman by following the Delinquency Policy for the first, second, fourth, fifth and eighth homeowner accounts on the February 12, 2024 Attorney Status Report. **Motion 2<sup>nd</sup>** by David Tsang. **Motion passed**, unanimous in favor.
- Shadow Run Dam Corporation – Etienne Nortje provided an update. The Shadow run Dam Corporation Board of Directors all resigned, as they stated they don't feel comfortable assuming potential future liability, but are willing to assist any new entity, with sharing history and information. A land use attorney was contacted. A successor non-profit entity would need to be formed, followed by a successor maintenance entity, followed by the HOA potentially taking over the dam. A task force is being formed to gather and consolidate information. A letter will be mailed out to all owners. Lisa Tackus offered the use of her office space for the dam task force meetings. Etienne is coordinating the list of volunteers and will share their information with each other, so the task force can begin to meet and consider options.

## VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Detailed discussion took place regarding the Shadow Run Dam Corporation. Feedback was provided concerning the covenant revisions.

## IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:47 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Mar 21, 2024

Signed Lee Alexander  
Lee Alexander (Mar 21, 2024 17:28 EDT)

Printed Lee Alexander


# 02.21.24 Board Meeting Minutes APPROVED v2


Final Audit Report


2024-03-21


|                 |   |
|-----------------|---|
| Created:        | 2024-03-21                                    |
| By:             | Dawn Archambault (darchambault@greenacre.com) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAAJnqvKuJOwQOnddYqqQc2RXtBRET-3_vv  |


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 Document created by Dawn Archambault (darchambault@greenacre.com)  
2024-03-21 - 1:04:39 PM GMT

 Document emailed to lee.alexander123@yahoo.com for signature  
2024-03-21 - 1:04:58 PM GMT

 Email viewed by lee.alexander123@yahoo.com  
2024-03-21 - 9:28:09 PM GMT

 Signer lee.alexander123@yahoo.com entered name at signing as Lee Alexander  
2024-03-21 - 9:28:29 PM GMT

 Document e-signed by Lee Alexander (lee.alexander123@yahoo.com)  
Signature Date: 2024-03-21 - 9:28:31 PM GMT - Time Source: server

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2024-03-21 - 9:28:31 PM GMT