



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

DRAFT

March 20, 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 of Directors meeting to order at 7:01 p.m. on March 20, 2024.

ROLL CALL – NOTICE OF MEETING

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander	None	Dawn Archambault CAM	
David Tsang			Cindy Reams-Zoom
Jeanne Antolchick-Zoom			Karen Greaves-Zoom
Ashley Falvey			Mark Hornick-Zoom
Jody Sanders-Arrived 7:02 p.m.			Helen Heppner-Petosky-Zoom
Etienne Nortje			“iPhone”-Zoom
Lisa Tackus			Ennis Alvarez
David Parker			Allison Parker
Michelle Pearson-Zoom			Nancy Perez

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 February 21, 2024 Board Meeting Minutes as presented. The motion was seconded by Ashely Falvey. Motion passed, unanimous in favor.
A motion was made by Etienne Nortje to approve the February 21, 2024 Budget Meeting Minutes as presented. The motion was seconded by David Parker. Motion passed, unanimous in favor.

III. ARC

REQUESTS

1. 11315 Hoot Owl – Carport
Tabled, as variance letter has been mailed to adjacent owners.
2. 12203 Shadow Run – Fence
Motion made by Etienne Nortje to approve the application request for fence as presented. **Motion 2nd** by David Parker. **Motion Passed**, unanimous all in favor.



3. 11811 Shadow Run – Roof

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

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the treasurer’s report which included the February 29, 2024 Balance Sheet.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. **Motion made** by Etienne Nortje to approve the \$862.37 Accurate Drilling Solutions Bid to replace the pressure switch and gage as the well tank is water logged. **Motion 2nd** by Jody Sanders. **Motion passed**, unanimous in favor. **Motion made** by Etienne Nortje to approve the \$2,516 Turners Edge Bid for lawnschaping enhancements needed at the East Side entryway. **Motion 2nd** by David Parker. **Motion passed**, unanimous in favor. **Motion made** by Etienne Nortje to approve the \$2,460 Turners Edge bid for lawnschaping enhancements to the West Side. **Motion 2nd** by Jody Sanders. **Motion passed**, unanimous in favor. Lisa Tackus suggested that these types of enhancements be staggered in different budget years moving forward.
- Security Camera Trustees Committee – Etienne Nortje presented the report. The one camera on the East side that the board approved previously to be removed, unfortunately, cannot be removed unless and until we renew a new contract with Flock this summer. The board will need to decide soon whether to renw the Flock Camera Contract, over the next two months.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations Report: Violations Report provided in Board packet. **Motion made** by David Tsang to escalate account number 219227, remedy discolored house including the garage doors, to the attorney. **Motion 2nd** by Jody Sanders. **Motion passed**, unanimous in favor. **Motion made** by Ashley Falvey to escalate account number 219417, remedy discolored mailbox and/or mailbox post, to the attorney. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor. **Motion made** by Etienne Nortje to have attorney look at account number 219417, fence in disrepair for an extended period of time, to review the timeline and move forward with whatever the attorney recommends. **Motion 2nd** by Lee Alexander. **Motion passed**, unanimous in favor.
- Legal Report: The March 14, 2024, attorney status report was included in the meeting packet.

VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Lee Alexander presented the report which was shared to her from Deloy Wilkerson. This is to place additional lighting at the dam. TECO advised that their proposed 10-year contract terms cannot be altered, but it is transferrable, based upon the future of the dam. The cost is around \$98 per month, as previously reported by Ashley Falvey. **Motion made** by Etienne Nortje to accept the contract. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.



- Covenant Revisions – Etienne Nortje presented the report. Etienne suggested this project be placed on hold for several months, as there are other priorities within the neighborhood at this time. He suggested we take this back up after this summer.
- Electronic Signs Status – Jody Sanders will deliver the sign to David Tsang.
- Flock Security Cameras and East Side Cameras – The update was provided earlier in the meeting.
- Spring Easter Event – Lee Alexander stated that the planning is going well. She emphasized this is a community event, not a board event, and that we have had several new volunteers this year, which are always encouraged. Expenses pertaining to this event are eligible for reimbursement, as this is a budgeted event.

VII. NEW BUSINESS

- Failure to Repair Fence After Hurricane Irma - As discussed above in the Legal Report, **Motion made** by Etienne Nortje to have attorney look at the timeline and move forward with whatever he recommends. **Motion 2nd** by Lee Alexander. **Motion passed**, unanimous in favor.
- Mailbox Violations – Discussion took place and the Covenants are clear that the mailboxes that are dirty or in disrepair would be governed under keeping things in a neat and orderly fashion.
- Shadow Run Task Force Update – The Shadow Run Task Force had their first meeting. They had a one on one meeting with the former dam committee. A letter will be sent to the community, explaining the history and recent updates regarding the dam. The board will vote at the next meeting about established an official committee. The Shadow Run Task Force stated they will meet again in two weeks.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- A homeowner expressed concern over the southeast camera potentially being removed, as people have been observed traffic driving through the grass and destroying some of the landscape.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:17 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____