



Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes

**IN PERSON: Align Right Realty Office, 11962 Balm Riverview Road, Riverview
Conference Room 137, 9951 Balm Riverview Rd., Riverview, FL**
VIA ZOOM: Meeting ID: 881 0279 8462 Passcode: 253138 Dial in: 646-558-8656

APPROVED

August 21, 2024 at 7:00 p.m.

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

Etienne Nortje called the Shadow Run Homeowners' Association, Inc. Board of Directors meeting to order at 7:00 p.m. on August 21, 2024.

II. 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	Karen Greaves
David Tsang			Karissa Hendershot
David Parker			Fred Hendershot
Jody Sanders			Beatrice Adams
Etienne Nortje			Catherine Scaglione
Lisa Tackus			Richard Gibson
Michelle Pearson			Nancy Perez
Ashley Falvey			Gary Whitehurst
			Allison Parker
			15 Participants Via Zoom

Quorum was present.

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

III. APPROVAL OF MINUTES

A motion was made by Lee Alexander to approve the July 8, 2024 Closed Board Meeting Minutes as presented. The motion was seconded by Ashley Falvey. Motion passed unanimous in favor.

A motion was made by Lee Alexander to approve the July 17, 2024 Board Meeting Minutes as presented. The motion was seconded by Michelle Pearson. Motion passed, unanimous in favor.

IV. ARC REQUESTS

1. 11201 Macombs Ct. – Paint and Stone

Motion made by Lisa Tackus to approve the application request for the paint and stone as presented.

Motion 2nd by David Parker. **Motion passed**, unanimous in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the July 31, 2024 balance sheet. The D&O Crime Policy renewal premium is \$3,393.12. Last year's D&O Policy premium was \$2,988.94.



- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. It has been observed that someone in truck is emptying brush on the side of the road. Etienne Nortje stated that the terms presented in the TECO Contract are different than what was originally presented to the board and approved with approximately an \$80,000 discrepancy. **Motion made** by Etienne Nortje to rescind the prior board approved motion and to gather additional information. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- Welcome – Lisa Tackus and Michelle Pearson are finalizing the welcome letter. They plan on collecting business swag from others in the community to include in the welcome packet and will visit the new owners that have closed within the last six months.
- Social – Lee Alexander stated that the next community event will be Trick or Treat Street, typically held the Saturday before Halloween which is October 26, 2024. Volunteers are always needed and encouraged.
- Cameras – Etienne Nortje gave the report. Things have been slow with nothing new reported.
- Dam – The county is trying to clear out some vegetation on the North side. Detailed discussion took place under the Lake Grady Critical Discussion portion of the meeting agenda.

VI. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report. **Motion made** by Lee Alexander to escalate Account 20050045923 violation to the attorney for not removing the construction materials and personal items from the driveway. **Motion 2nd** by Ahsley Falvey. **Motion passed**, unanimous in favor. **Motion made** by David Tsang to escalate Account 20050045514 violation to the attorney for the discolored house. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor. The violation for account number 2005004560 is tabled until the next meeting as they have partially complied by mowing their yard but still need to weed, trim and edge. CAM will contact them and get an update. CAM stated that a postcard will need to be mailed out with a link shared directing homeowners to the community documents per the newly passed Florida Statute by October 1, 2024. CAM suggested that this be mailed in conjunction with the Dam/Lake Grady Survey

- Violations (In Board Packet):
- Legal (Provided in Board Packet): **Motion made** by Ashley Falvey to move forward with the foreclosure action for the third account referenced on the August 15, 2024 Silberman Status Report. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS



- Lake Grady Critical Discussion – Discussion took place. A survey will be mailed out to get a gage on how the community feels as the dam needs maintenance and if the community does not want to move forward with financially backing the maintenance, Lake Grady will need to be drained in order to mitigate the potential risk.

IX. NET MEETING DATE

- September 18, 2024 (Riverview Public Library)

X. PROPERTY OWNERS – Agenda Items (3 minutes)


- Lee Alexander stated the entryway sign cases are falling apart and the interiors are very deteriorated, especially on the east side entrance. Lee volunteered to get replacement bids to present at the next meeting. The average cost per locking case is between \$600 and \$700. Two are needed. The recommended bid will be presented at the next meeting. It was mentioned that there is some tar that was spilled on Sugarberry Drive. The county owns the road and should be reported to them. A lot on Trailee needs to be cut back as it is overgrown and is effecting the neighboring property’s drainage. Etienne Nortje will email the informaiton to the CAM.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:31 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Sep 25, 2024.

Signed  Printed Jody Sanders






08.21.24 Board Meeting Minutes APPROVED

Final Audit Report

2024-09-25

Created:	2024-09-23
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAkfwL9m5bsT06gUQhxn148gphb4-LAHqy

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-  Document created by Dawn Archambault (darchambault@greenacre.com)
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