



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

**February 16, 2022**

**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 "ET" Nortje called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:02 p.m. on February 16, 2022 via zoom.

**ROLL CALL – NOTICE OF MEETING**

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lisa Tackus	Lee Alexander	Angela Parker	Mike Homan
David Parker	Seymie Wilkerson		Helen Petrosky
Michael McClary	David Albaugh		Preston Davis
Etienne "ET" Nortje			
Ashley Falvey			

Quorum was present.

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

**II. APPROVAL OF MINUTES**

A motion was made by Mike McClary to approve the January 19, 2022 meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

1. 12114 Shadow Run – Fence  
**Motion made** by Mike McClary to approve the application for a fence as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
2. 11923 Sugarberry – Paint (Re-submission)  
**Motion made** by Ashley Falvey to approve the application for paint (re-submission) as presented. **Motion 2<sup>nd</sup>** by Dave Parker. **Motion Passed**, unanimous all in favor.
3. 11315 Tralee- Out Building  
**Motion made** by Ashley Falvey to approve the application for an out building as presented. **Motion 2<sup>nd</sup>** by Dave Parker. **Motion Passed**, unanimous all in favor.



#### IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the January 2022 financials and did not notice any discrepancies or concerns.  
Common Grounds/WelcomeCommittee/SocialCommittee- Etienne “ET” Nortje made a motion to approve the purchase of Deed Restricted and No Soliciting signs for both entrances at the maximum amount of \$450. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

#### V. MANAGEMENT REPORT

Angela briefed the Board on the Management Report and weekly visits for violations. Board members with any specific violation concerns may email Angela with details and she will check it on her next site visit.

- Violations  
Violation report was provided in the board packet.
- Legal  
Acct#219391-Unapproved Fence-Homeowner has not responded to the pre-suit demand letter. Attorney would like to hold a phone conference with the board on how to proceed. Etienne “ET” Nortje will let Angela Parker know which board members can attend and when the call should be scheduled so Angela can report to the attorney with the information.

#### VI. UNFINISHED BUSINESS

- Covenant Revisions – A letter was mailed on February 14, 2022 to all homeowners informing them of the covenant revisions.
- Security Camera Trustees’ Training – Training is in progress.
- Potential Sale of HOA Owned Vacant Lot – Funds have been received by the association.
- Mini Grant Update – Shadow Run was not awarded the grant this time.
- 11216 McMullen Road
  - County Re-zoning status – County commissioners will vote in early March and the information is available on the county website.
  - Violations Escalation status – Our Land Use attorney is handling this violation.

#### VII. NEW BUSINESS

- Special Board meeting for Document Revisions with attorney is scheduled for 2/28/22 at 7 p.m. via Zoom. Meeting signs will be posted with Zoom information. Meeting and Zoom information will also be available on ourshadowrun.com. The proposed revisions are also placed on ourshadowrun.com for any final feedback or input, for Articles of Incorporation and Bylaws.

#### VIII. PROPERTY OWNERS – Agenda Items (3 minutes) – No owner comments.



IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:34 p.m.

Respectfully submitted for the Secretary,  
These minutes were approved on \_\_\_\_\_.

Signed \_\_\_\_\_ Printed \_\_\_\_\_