



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

By Zoom Meeting

April 20, 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

Lee Alexander called the Shadow Run Homeowners' Association, Inc. Board meeting to order at 7:06 p.m. on April 20, 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	David Parker	Angela Parker	Jeanne Antolchick
Lee Alexander	Seymie Wilkerson		Danette Johnson
Michael McClary	Etienne Nortje		Preston Davis
Ashley Falvey			Helga Sanchez
David Albaugh			

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 David Albaugh to approve the March 23, 2022 meeting minutes as presented. The motion was seconded by Ashley Falvey. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11417 Donneymoor – Fence
Motion made by David Albaugh to approve the application for a fence as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
2. 11418 Donneymoor – Paint
Motion made by Mike McClary to approve the application for painting as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
3. 11204 Macombs- Shed, Pergola & Fence Placement
Motion made by Ashley Falvey to approve the application for a shed, pergola and fence placement as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous all in favor.



4. 11302 Sandpine- Move Fence
Motion made by David Albaugh to approve the application to move the fence as presented. **Motion 2nd** Mike McClary. **Motion Passed**, unanimous all in favor.
5. 11302 Sandpine- Windows
Motion made by Mike McClary to approve the application to install new windows as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
6. 11203 Shadow Run- Solar Panels
Motion made by David Albaugh to approve the application for solar panels as presented. **Motion 2nd** by Mike McClary. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the March 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/WelcomeCommittee/SocialCommittee – Lee Alexander shared that mulch was installed at both entrances, some grass was replaced at the east entrance, and the Spring Easter event had a great turn out.
Security Committee – Preston Davis reported that the cameras have been helpful in securing the neighborhood and that training is still pending for the Camera Committee.

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
Motion made by Ashley Falvey to allow a homeowner that has a boat for sale to keep it in the front driveway for 30 days, the same extension we grant for any other homeowner. **Motion 2nd** by David Albaugh. **Motion Passed** with four (4) approvals and one (1) opposition.
- Legal
Acct #219391- Legal fees are owed by the homeowner.
Acct #219544 - **Motion made** by Ashley Falvey to have counsel record a claim of lien. **Motion 2nd** by Lisa Tackus. Motion Passed, unanimous all in favor.
- Acct#219350- **Motion made** by Lee Alexander to have counsel record a claim of lien. **Motion 2nd** Lisa Tackus. Motion Passed, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Covenant Revisions – The Annual Meeting notice was sent out on April 19, 2022 with the proposed Articles of Incorporation and Bylaw changes.
- 11216 McMullen Road
 - County Re-zoning status – There is a tentative BOCC meeting scheduled for June where the commissioners will have the final vote.



- Violations Escalation status – The Association’s land use attorney is handling this violation.

VII. NEW BUSINESS

- Annual Meeting – Annual Meeting notice was mailed to all homeowners on April 19, 2022.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Danette Johnson
- Helga Sanchez

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:54 p.m.

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

Signed _____ Printed _____