



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

**Board of Directors Meeting Minutes**

By Zoom Meeting

**January 19, 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 7:08 p.m. on January 19, 2022 via zoom.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

Lee Alexander  
David Parker  
Etienne "ET" Nortje  
Ashley Falvey  
David Albaugh  
Seymie Wilkerson  
Lisa Tackus

**Directors Absent (Excused):**

Michael McClary

**Staff Present:**

Angela Parker

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 Etienne "ET" Nortje to approve the December 16, 2021 meeting minutes as presented. The motion was seconded by David Parker. All in favor, motion passed unanimously. A motion was made by Ashley Falvey to approve the December 23, 2021 Special Board meeting minutes as presented. The motion was seconded by David Parker. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

**1. 11302 Donneymoor – New Construction**

**Motion made** by Seymie Wilkerson to approve the application for new construction as presented.

**Motion 2<sup>nd</sup>** by Lee Alexander. **Motion Passed**, unanimous all in favor.

**2. 11424 Donneymoor – New Construction**

**Motion made** by Ashley Falvey to approve the application for new construction as presented.

**Motion 2<sup>nd</sup>** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.



3. 12603 Lake Hills- Paint & Roof  
**Motion made** by Lee Alexander to approve the application for exterior painting and roof replacement as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
4. 11914 Shadow Run- Roof  
**Motion made** by Ashley Falvey to approve the application for a roof replacement as presented. **Motion 2<sup>nd</sup>** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.
5. 12114 Shadow Run- Pool & Paver Patio  
**Motion made** by Ashley Falvey to approve the application for pool and paver patio as presented. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
6. 11904 Sugarberry- Fence  
**Motion made** by Ashley Falvey to approve the application for a fence as presented. **Motion 2<sup>nd</sup>** by Lee Alexander. **Motion Passed**, unanimous all in favor.
7. 11908 Sugarberry- Roof, Solar Panels, Windows  
**Motion made** by Ashley Falvey to approve the applications for roof replacement, solar panels and the replacement of windows. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
8. 11912 Sugarberry- Roof  
**Motion made** by Seymie Wilkerson to approve the application for roof replacement as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
9. 11923 Sugarberry- Paint  
**Motion made** by Lee Alexander to approve the application for exterior painting as presented. **Motion 2<sup>nd</sup>** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.
10. 11302 Tralee- Paint  
**Motion made** by Ashley Falvey to approve the application for exterior painting as presented. **Motion 2<sup>nd</sup>** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.

#### IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the December 2021 financials and did not notice any discrepancies or concerns.  
Common Grounds/WelcomeCommittee/SocialCommittee – Seymie Wilkerson reported the North and South side lights have been replaced. Lee Alexander reported the Welcome Committee would like to resume visiting new residents; the board agreed with this plan.

#### 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

1. Board voted to escalate attorney action - Account #219210-Fence-**Motion made** by David Albaugh to move forward with mediation demand letter. **Motion 2<sup>nd</sup>** by Lisa Tackus.  
Discussion followed. **Motion Passed**, unanimous all in favor.



2. Board voted to escalate attorney action- Account #219391-Unapproved Fence-**Motion by** Ashley Falvey to escalate the file with the Attorney for the unapproved fence. **Motion 2<sup>nd</sup> by** Seymie Wilkerson. Discussion followed. **Motion Passed**, unanimous all in favor.

#### VI. UNFINISHED BUSINESS

- Covenant Revisions – In process.
- Security Camera Trustees’ Training – In progress.
- Potential Sale of HOA Owned Vacant Lot – Sale of lot closed on 12/30/2021.
- Mini Grant Update- Grant has been submitted and the Board is expected to receive a response by the end of January to find out if the grant will be awarded.
- 11216 McMullen Road
  - County Re-zoning status – A meeting with the county planning development department was held on January 18, 2022. No decision was made at the meeting.
  - Violations Escalation status – Our Land Use attorney is handling this violation.

#### VII. NEW BUSINESS

- Mulch at Entrances- Seymie Wilkerson obtained an estimate from Turner’s Edge. The amount was \$1572. After discussion, the board decided to table this project for a later date.
- Electronic Signs at Entryway- **Motion made** by Etienne “ET” Nortje to approve up to \$4000 for the purchase of 2 multicolor scrolling LED signs and to hire an electrician for the installation. **Motion 2<sup>nd</sup>** by Lee Alexander. **Motion Passed**, unanimous all in favor.

#### 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 8:13 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on \_\_\_\_\_.

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