



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

**Riverview Public Library
9951 Balm Riverview Rd., Riverview, FL 33569**

June 15, 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 7:01 p.m. on June 15, 2022.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lisa Tackus
Lee Alexander
Etienne Nortje
Ashley Falvey
Seymie Wilkerson
David Tsang
Jeanne Antolchick
Michelle Pearson

Directors Absent (Excused):

David Parker

Staff Present:

Angela Parker, CAM

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 Ashley Falvey to approve the April 20, 2022 BOD meeting minutes as presented. The motion was seconded by Seymie Wilkerson. All in favor, motion passed unanimously. A motion was made by Lisa Tackus to approve the May 16, 2022 Organizational meeting minutes as presented. The motion was seconded by Jeanne Antolchick. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11411 Donneymoor – Garage 40 X 12 (Variance)

Motion made by David Tsang to approve the application for a garage as presented. **Motion 2nd** by Seymie Wilkerson. **Motion Passed**, unanimous all in favor.



2. 11505 Falkirk – 14 x 28 Outbuilding Only (Variance)
Motion made by David Tsang to approve the application for an 14 x 28 outbuilding as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
3. 11910 Shadow Run- Replace Garage Door
Motion made by Lisa Tackus to approve the application to replace the garage door as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
4. 11916 Shadow Run- Replace Windows
Motion made by Ashley Falvey to approve the application to replace windows as presented. **Motion 2nd** David Tsang. **Motion Passed**, unanimous all in favor.
5. 12112 Shadow Run- Fence
Motion made by Jeanne Antolchick to approve the application to install a fence as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
6. 11919 Sugarberry- Roof
Motion made by Ashley Falvey to approve the application for roof replacement as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
7. 11907 Shadow Run-Shed 10 X 12
Motion made by Michelle Pearson to approve the application for a shed as presented. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the May 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/WelcomeCommittee/SocialCommittee – Seymie Wilkerson reported that “No Soliciting” signs were installed at both entrances to the community.
Security Committee – No report

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
Acct#219289 - Send to attorney
Motion made by Ashley Falvey to have Association counsel send an enforcement letter for discolored fence. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
- Legal
Acct #219210 - Send to attorney for next enforcement step
Motion made by Lee Alexander to send to attorney with details of the fence condition for next step enforcement. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.
- Acct#219404 - Motion **made** by Ashley Falvey to have counsel send a balance due letter with the request for a payment plan. **Motion 2nd** Lisa Tackus. **Motion Passed**, unanimous all in favor.



VI. UNFINISHED BUSINESS

- Covenant Revisions – Voting continues regarding the amended By Laws. This will be addressed at the reconvened Annual Members Meeting on July 20, 2022 BOD, as there were not enough votes to adopt this item at the May 16, 2022 Annual Members Meeting.
- 11216 McMullen Road
 - County Re-zoning status – Etienne Nortje reported that the BOCC approved the re-zoning by a vote of 5-2. Other options are available for the board to consider; these will be discussed at a later date with Association counsel.
 - Violations Escalation status – The Board of Directors and Association counsel will have a discussion on how to proceed with the escalation of violations.

VII. NEW BUSINESS

- New Towing Company For Boat Ramp – **Motion made** by Seymie Wilkerson to approve Target Recovery & Towing to be the new towing company for the boat ramp. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.
- Tampa Bay Water Company – Justin Fox spoke about the proposed pipeline project.
- Shadow Run Dam Corporation – Beatrice Adams and Catherine Scaglione spoke about partnering with the HOA to figure out how to raise money to maintain the dam, so the county doesn't take it over. The board agreed on the next steps, which would be to review what has been presented, have a conversation with Association counsel and then have a town hall meeting for our neighbors to share their thoughts.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Helen Petosky

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____