



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

Riverview Public Library

9951 Balm Riverview Rd., Riverview, FL 33569

August 17, 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 August 17, 2022.

ROLL CALL – NOTICE OF MEETING

Directors Present:

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

Directors Absent (Excused):

David Parker
Seymie Wilkerson

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 Jeanne Antolchick to approve the July 20, 2022 BOD meeting minutes as presented. The motion was seconded by Etienne Nortje. All in favor, motion passed unanimously.

III. ARC

REQUESTS:

1. 11505 Falkirk – Greenhouses (Exception)

Motion made by Etienne Nortje to approve the application for two greenhouses as presented.

Motion 2nd by Michelle Pearson. **Motion Passed**, unanimous all in favor.

2. 12201 Timberlake – Solar Panels

Motion made by Etienne Nortje to approve the application for solar panels as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.



3. 12402 Wexford Hills – Screened Patio

Motion made by Etienne Nortje to approve the application to install a screened patio as presented.

Motion 2nd by Ashley Falvey. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the July 2022 financials and did not notice any discrepancies or concerns.

Common Grounds/WelcomeCommittee/SocialCommittee – The flags that were ordered for both entrances are scheduled to arrive on August 19, 2022.

The annual community Halloween event is scheduled for October 29, 2022.

Security Committee – Preston Davis reported there have been 19 incidents since the beginning of the year. He stated the cameras are effective. Many of the incidents have taken place at the dam.

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.

- Legal

Acct #219404 – Settlement Offer – Etienne Nortje made a motion to reject the settlement offer presented by the homeowner. Motion 2nd by Ashley Falvey. **Motion Passed**, unanimous all in favor.

- The board then proposed a counteroffer. Etienne Nortje made a motion to waive \$125 of the violation fees if the account is paid in full by September 30, 2022 and the fence violation is corrected. Motion 2nd by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Force Mow – The Board discussed that sometimes various yards need mowed, both those on vacant lots, as well as some on currently occupied properties. Discussion included historical examples where the Board has used Force Mow actions in the past. A tentative procedure for Force Mow was proposed as follows:
 - Step 1 – Yard is noted to be in need of mowing, logged by CAM
 - Step 2 – CAM sends Force Mow notification to homeowner, with timeline to correct
 - Step 3 – CAM observes lawn still needs mowed, CAM contacts our landscaping company to mow the lawn, and posts mowing costs to homeowner's account

VII. NEW BUSINESS

- Waiver of Late Fees – **Motion made** by Ashley Falvey to waive late fees for homeowners that pay their assessments by August 31, 2022. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.



- Business Calendar – Jeanne Antolchick is working on a perpetual community calendar that can be updated yearly. Residents will be able to view the calendar on the Shadow Run website. Once completed, the calendar will be sent to the board for review.
- Policy Updates – Jeanne Antolchick is working on reviewing the following policies and transferring them to the Shadow Run letterhead. The policies she is reviewing include:
1.) Deed Restrictions 2.) Delinquency Collection, 3.) Records Destruction and 4.) Records Inspection. Once completed, the policies will be sent to the board for review and approval.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:33 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on September 21, 2022.

Signed: *Jeanne Antolchick*

Printed: Jeanne Antolchick, Secretary