



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

**September 21, 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 September 21, 2022.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

Lisa Tackus  
Lee Alexander  
David Parker  
David Tsang  
Jeanne Antolchick

**Directors Absent (Excused):**

Seymie Wilkerson  
Etienne Nortje  
Ashley Falvey  
Michelle Pearson

**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 August 17, 2022 BOD meeting minutes as presented. The motion was seconded by David Parker. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

1. 11421 Donneymoor – Shed (Exception)

**Motion made** by Lisa Tackus to approve the application for a shed as presented. **Motion 2<sup>nd</sup>** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

2. 11303 Leprechaun – Car Shop

**Motion made** by Lee Alexander to approve the application for a car shop as presented. **Motion 2<sup>nd</sup>** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

3. 11919 Shadow Run – Metal Building (Exception)

**Motion made** by Lisa Tackus to approve the application to install a metal building as presented. **Motion 2<sup>nd</sup>** by Lee Alexander. **Motion Passed**, unanimous all in favor.

4. 12208 Timberlake – Gazebo & Extended Pool Enclosure

**Motion made** by Lee Alexander to approve the application to install a gazebo & extended pool enclosure as presented. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

5. 12103 Timberlake – Pool

**Motion made** by Jeanne Antolchick to approve the application to install a pool as presented. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.



#### IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Lee Alexander reported that Ashley Falvey reviewed the August 2022 financials and did not notice any discrepancies or concerns.  
Common Grounds/Welcome Committee/Social Committee –The new American flags have been installed at both entrances and quotes for tree trimming at the West entrance will be presented at the next Board meeting.  
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.

- Legal  
Acct #21515 – Dave Tsang made a motion to move forward with the mediation demand letter. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

#### VI. UNFINISHED BUSINESS

- Force Mow Notification Letter – Dave Tsang made a motion to approve the Force Mow Notification Letter and policy, enforcing the existing process in our Shadow Run documents. **Motion 2<sup>nd</sup>** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

#### VII. NEW BUSINESS

- Deed Restrictions Enforcement Policy
- Policy for Homeowners to Address the Board
- Records Inspection Policy
- Records Destruction Policy
- Delinquency Collection Policy

All 5 of these previously existing policy letters were recently updated and the drafts are up for approval. Lisa Tackus made a motion to approve all 5 of the updated policy letters for approval. **Motion 2<sup>nd</sup>** by Dave Tsang. **Motion Passed**, unanimous all in favor.

- Business Calendar- Motion made by Dave Tsang to approve the business calendar. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

#### VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

#### IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.



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

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