



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

October 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 7:00 p.m. on October 19, 2022.

ROLL CALL – NOTICE OF MEETING

Directors Present:

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

Directors Absent (Excused):

Ashley Falvey

Staff Present:

Angela Parker, CAM

Quorum was present.

The notice of meeting was posted as required by the documents and Florida statutes. The meeting details were posted at the East and West entrances and on the community website calendar more than 48 hours in advance.

II. APPROVAL OF MINUTES

A motion was made by Jeanne Antolchick to approve the September 21, 2022 BOD meeting minutes as presented. The motion was seconded by Etienne Nortje. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11202 Macombs – Shed (Exception)

This application is approved with the condition that if the shed is visible from the street, a hedge will be required to shield it from view.

Motion made by Lisa Tackus to approve the application for a shed with the condition listed above. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.

2. 11904 Shadow Run – Fence & Shed

Motion made by Seymie Wilkerson to approve the application for a fence and shed as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, seven (7) members approve. Jeanne Antolchick abstained from vote.

3. 11311 Tralee – Paint

Motion made by Etienne Nortje to approve the application for exterior painting as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous all in favor.



4. 12313 Wexford Hills – Screened Room

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

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Lee Alexander reported that Ashley Falvey reviewed the September 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/Welcome Committee/Social Committee –The landscape company will spray the dam area for mosquito prevention on the day of the Trick or Treat Street event.
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 #219404 – **Motion made** by Etienne Nortje to move forward with the attorney to record a Claim of Lien. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Tree Trimming at West Side Entryway – **Motion made** by Dave Tsang to proceed with the tree trimming at the West side entrance with the understanding that the two affected homeowners are contacted before the trees are trimmed. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.

VII. NEW BUSINESS

- Mini Grant – Seymie Wilkerson shared the 2023 Hillsborough County Mini Grant submission is due by November 14th, 2022. Suggestions were solicited on the Shadow Run Facebook page. Project opportunities discussed included community garden, a community event, board educations and certs, community center, and shaded benches. Discussion that Shadow Run does not have common areas similar to other HOA's and it was re-visited that a focus on increased lighting to deter unwanted activity in our common area. This will help promote residents to utilize and congregate more often at our only common area by improving security and allowing further enjoyment of this area. **Motion made** by Seymie Wilkerson to move forward with applying for the 2023 mini grant. **Motion 2nd** by Lisa Tackus. Motion Passed, unanimous all in favor.



- Charity Event Parking – Motion made by Jeanne Antolchick to allow parking at the boat ramp for a charity event on December 3, 2022. **Motion 2nd** by Seymie Wilkerson. 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 7:47 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on November 16, 2022.

Signed: *Jeanne Antolchick, Secretary*

Printed: Jeanne Antolchick