



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

December 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 7:02 p.m. on December 21, 2022.

ROLL CALL – NOTICE OF MEETING

Directors Present:

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

Directors Absent (Excused):

David Parker
Seymie Wilkerson

Staff Present:

Angela Parker, CAM

Guests:

Bryan Freed
Gary Baker
Preston Davis

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 David Tsang to approve the November 16, 2022 BOD meeting minutes as presented. The motion was seconded by Etienne Nortje. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11302 Loch Lomond – Roof

Motion made by Etienne Nortje to approve the application for roof replacement as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

2. 11216 McMullen – Driveway Extension & Walkway Widening

Motion made by Jeanne Antolchick to approve the application for driveway extension and walkway widening as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous all in favor.

3. 11216 McMullen – Mailbox

Motion made by Etienne Nortje to approve the application for installation of a new mailbox as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

4. 11216 McMullen – Shed

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



5. 11216 McMullen – Addition
Motion made by Etienne Nortje to deny the application for the addition as presented. **Motion 2nd** by Jeanne Antolchick. Motion does not pass, unanimously denied.
6. 11910 Shadow Run – Roof
Motion made by Etienne Nortje to approve the application for roof replacement as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
7. 11302 Tralee – Fence
Motion made by Lisa Tackus to approve the application for installation of a fence as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the November 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/Welcome Committee/Social Committee – No report.
Security Committee – Preston Davis reported there were 2 stalking incidents in the neighborhood and video footage from our security cameras was very helpful for these cases.

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
 - Board did not motion for any action to be taken on any accounts provided in the legal report.
 - Motion made by Ashley Falvey to send the list of seven homeowners provided by GPI accounting to the attorney so an intent to lien letter can be sent to the owners. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Mini Grant – The application has met the requirements and is scheduled for review by the Hillsborough County Neighborhood Mini Grant approval committee. The scoring process should be completed by the week of 1/3/23 and we should be notified after that of their decision.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Motion made by Etienne Nortje to allocate \$1000 for the attorney to draft a concept agreement between the HOA and SRDC. The SRDC will also contribute \$1000 towards the agreement, for a total cost of \$2,000 for the attorney's initial fees. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.
- Homeowners Borrowing HOA Items – Motion made by Ashley Falvey to not lend out HOA-owned property items unless it is for a Shadow Run event. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.
- Christmas Decorations – Jeanne Antolchick has volunteered to lead the Christmas decorating efforts. She has also volunteered to research replacement decorations, as our current supply are very worn and should be discarded. Lee Alexander requested we not discard the current items until replacement items have been purchased and delivered.



VII. NEW BUSINESS

- TECO Contract Renewal – Motion made by Etienne Nortje to sign a 10-year contract at the same cost of \$87.49 per month to keep the electrical poles operating at the dam. ET will inquire about getting LED and additional lights. **Motion 2nd** by David Tsang. **Motion Passed**, unanimous all in favor.
- Bushes Around Well - Etienne Nortje reported the bushes around the well on the east side have died. ET will reach out to Deloy Wilkerson to see about a small PVC fence to obscure the well. David Tsang proposed using Viburnum. This item was tabled until more research is completed.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:04 p.m.

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

Signed _____ Printed _____