



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

January 18, 2023

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 7:05 p.m. on January 18, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

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

Directors Absent (Excused):

Jeanne Antolchick

Staff Present:

Angela Parker, CAM

Guests:

Gary Whitehurst
Mike McClary
Preston Davis
Rick Trosper

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 December 21, 2022 BOD meeting minutes as presented. The motion was seconded by David Parker. All in favor, motion passed unanimously.

III. ARC

REQUESTS

1. 11308 Donneymoor – Paint

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

2. 12303 Shadow Run – Roof

Motion made by Ashley Falvey to approve the application for roof replacement as presented. **Motion 2nd** by Lee Alexander. Seymie Wilkerson abstained. **Motion Passed**, all in favor.

3. 12911 Shadow Run – Paint

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

4. 11917 Sugarberry – Roof

Motion made by Seymie Wilkerson to approve the application for roof replacement as presented. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.



5. 11216 McMullen – While applications were being discussed, the Board of Directors asked if Mr. Scott or Mr. Mousa were on the call and neither were present.

IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the December 2022 financials and did not notice any discrepancies or concerns.
Common Grounds/Welcome Committee/Social Committee – No report.
Security Committee – Preston Davis reported the Flock contract will be up for renewal in 2024, not 2023 as originally told to me by a Flock representative when I inquired. However, Angela Parker, our CAM, was given a renewal date of 7/20/2023. Preston and Angela will seek to clarify the correct renewal date.

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 David Tsang to send account #219477 to the attorney for discolored house violation. **Motion 2nd** by Lisa Tackus. **Motion Passed**, unanimous all in favor.

VI. UNFINISHED BUSINESS

- Mini Grant – Nothing to report at this time. Hillsborough County hasn't notified Seymie yet of whether our grant application has been approved or not.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement –The attorney is working on the draft and Etienne will follow up with the SRDC.
- TECO Contract Renewal – Seymie Wilkerson will contact TECO to discuss contract renewal, which is due in January 2023.

VII. NEW BUSINESS

- Annual Meeting – The Annual Meeting is scheduled for 4/19/2023.
- March BOD Meeting – The March BOD meeting has been rescheduled from 3/15/23 to 3/22/23 due to Spring break.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:44 p.m.



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

Signed _____ Printed _____