



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

**February 15, 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 7:00 p.m. on February 15, 2023.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

Lee Alexander  
Etienne Nortje  
Ashley Falvey  
Jeanne Antolchick  
Lisa Tackus  
David Tsang  
Seymie Wilkerson

**Directors Absent (Excused):**

Dave Parker  
Michelle Pearson

**Staff Present:**

Angela Parker, CAM

**Guests:**

Gary Whitehurst  
Wayne Alexander  
Daniel Stolley  
Scott Meadows  
Helga Sanchez  
Ben Sanchez  
Karen Greaves  
Craig Greaves

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 Etienne Nortje to approve the January 18, 2023 BOD meeting minutes as presented. The motion was seconded by Jeanne Antolchick. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

1. 11208 Donneymoor – Paint Fence

**Motion made** by Lisa Tackus to approve the application to paint the fence as presented. **Motion 2<sup>nd</sup>** by Etienne Nortje. **Motion Passed**, unanimous all in favor.

2. 11216 McMullen – Addition

**No discussion took place as no representation for this address was on the call or present at the meeting.**

3. 12001 Shadow Run – Metal Carport

**Tabled for next meeting**

4. 11309 Tralee – Shed

**Motion made** by Etienne Nortje to approve the installation of a shed as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion Passed**, unanimous all in favor.



#### IV. COMMITTEE CHAIRPERSONS REPORTS

1. Finance / Treasurer – Ashley Falvey reviewed the January 2023 financials and did not notice any discrepancies or concerns.  
Common Grounds/Welcome Committee/Social Committee – West entrance lights are scheduled to be repaired, Seymie will ask the vendor to look at the East side entrance lights which are also not working.  
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
  - Board did not motion for any action to be taken on any accounts provided in the legal report.

#### VI. UNFINISHED BUSINESS

- Mini Grant – Shadow Run was awarded the \$5000 Hillsborough County Mini Grant which will be used to purchase entrance lights for both sides of the dam. Dave Tsang made a motion to purchase the lights from Laffer's lighting, contribute a maximum of \$2800 to the \$5000 that was already awarded, and use a maximum of 16 lights. Motion was seconded by Etienne Nortje. **Motion Passed**, unanimous all in favor.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – The attorney is working on a draft with the additional information provided by the Dam Corp.
- Bushes or Fencing around the East side well – Etienne Nortje made a motion to hire Fence Outlet to install 3 panels around the East side well in the amount of \$1300. Motion was seconded by Ashley Falvey. **Motion Passed**, unanimous all in favor.
- TECO Contract Renewal – Seymie Wilkerson is working with TECO on the details of the contract renewal.

#### VII. NEW BUSINESS

- Resuming off duty deputy patrols – Etienne Nortje made a motion to approve \$2000 for random patrolling by deputies to drive through the neighborhood and patrol both sides of the dam. Ashley Falvey seconded the motion. **Motion Passed**, unanimous all in favor.
- Maintenance of 12915 Shadow Run lot – The new owners have mowed the front of the property and cured the initial violation notice. Neighbors were present and expressed concerns that nuisance plants have not been removed. This information will be provided to the new owners, as they may not be aware.
- Budget adoption – Ashley Falvey made a motion to adopt the budget as proposed, with a recommendation to transfer of \$6,160.00 from the reserve account to the operating account to



keep annual assessments at \$250.00. Lee Alexander seconded the motion. **Motion passed**, unanimous, all in favor.

- 11309 Loch Lomond – Fence. Owners were present to present their ARC application, which was not previously reviewed under ARC earlier on the agenda. **Motion made** by Lee Alexander to approve the application for installation of a fence as presented. Motion seconded by Ashley Falvey. **Motion Passed** unanimous all in favor.
- Carnival equipment games in storage – Jeanne Antolchick requested the status of the wooden, outdated games, which occupy a portion of the current storage unit. The board discussed options to donate the equipment to a charitable organization.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:24 p.m.

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

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