



**Shadow Run Homeowners' Association, Inc.**

**Board of Directors Meeting Minutes**

**Riverview Public Library, Conference Room 137**

**9951 Balm Riverview Rd., Riverview, FL 33569**

**May 17, 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 7:01 p.m. on May 17, 2023.

**ROLL CALL – NOTICE OF MEETING**

**Directors Present:**

Lee Alexander  
Michelle Pearson  
Ashley Falvey  
Jeanne Antolchick  
Lisa Tackus  
David Tsang  
Preston Davis  
David Parker

**Directors Absent (Excused):**

Etienne Nortje

**Staff Present:**

Angela Parker, CAM

**Guests:**

Elizabeth Horton  
Dan Perez  
Wayne Alexander  
Allison Parker

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 Preston Davis to approve the April 19, 2023 BOD meeting minutes as presented. The motion was seconded by Dave Tsang. All in favor, motion passed unanimously.

A motion was made by Dave Tsang to approve the April 19, 2023 Organizational meeting minutes as presented. The motion was seconded by Lisa Tackus. All in favor, motion passed unanimously.

**III. ARC**

**REQUESTS**

1. 11304 Donneymoor – Paint

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

2. 11420 Donneymoor – New home pre-construction

**Motion made** by Lisa Tackus to approve the application for pre-construction of a new home as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.



3. 12410 Wexford Hills – Fence  
**Motion made** by Lee Alexander to approve the application to install a new fence as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
4. 12410 Wexford Hills – Pool  
**Motion made** by Lee Alexander to approve the application to install a pool as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
5. 11424 Donneymoor - Mailbox  
**Motion made** by Preston Davis to approve the application to construct a mailbox as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
6. 12504 Wexford Hills- Roof & Tree Removal  
**Motion made** by Michelle Pearson to approve the application for roof replacement and tree removal as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, Lisa Tackus abstained.

#### IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – Ashley Falvey reviewed the April 2023 financials and did not notice any discrepancies or concerns.
- Common Grounds/Welcome Committee/Social Committee – Lee Alexander read the Common Grounds report from Deloy Wilkerson, noting that additional irrigation repairs are needed and ongoing at the west entryway, more details to come.
- Security Committee – Preston Davis reported access to the dam is locked from sunset to sunrise and this has cut down a lot on traffic and vandalism.

#### V. MANAGEMENT REPORT

Angela Parker briefed the Board on the Management Report. Board members with any specific violation concerns may email Angela with details and she will check it on her next site visit.

- Violation Report
  - Violation Report provided in Board packet.

**Motion made** by Ashley Falvey to send the violation on Donneymoor (account # 219210 ) to remove the inoperable vehicle from view to the Attorney for enforcement.. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.

- Legal Report
  - The Board reviewed the Silberman Law Status Report dated May 11, 2023. No action was needed from the Board on any accounts listed on the report this month.

#### VI. UNFINISHED BUSINESS

- Mini Grant – Seymie Wilkerson sent a note that the project continues with the permitting approval process with Hillsborough County, as well as working out details with contractor and location. Midterm report was submitted by Seymie to the County by the due date.
- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Etienne Nortje is working with the attorney who is working on a draft with the additional information provided by the Dam Corp. (Etienne was unavailable to provide an update at the May 17, 2023 meeting).



- TECO Contract Renewal – A proposal was presented to the Board to add four new light poles, 2 on the east side and 2 on the west side, all 4 at the dam entryways, which would increase the monthly TECO bill by \$98. Over the 10-year contract life, this would cost us \$12,000. The Board agreed to table a decision until making contact with the homeowner on the West side of the community that may be affected by the additional lighting.
- Covenant Revisions - A letter was sent to homeowners to solicit feedback to clarify and update the Covenants and Restrictions.
- Resuming off duty deputy patrols – The HCSO process has changed related to hiring off duty deputy patrols so Etienne Nortje is updating the neighborhood information to follow the new process. Preston Davis offered to take on this process, from Etienne Nortje.

#### VII. NEW BUSINESS

- Christmas Decorations – Jeanne Antolchick and Bryan Freed will be handling the decorations for the East and West side of the community. They have purchased and placed into the storage unit multiple decorations.
- Website Maintenance Fee Increase – **Motion made** by Ashley Falvey to approve the increase from \$50 to \$100 for Kevin with Castaway Web Designs, the Association's webmaster. **Motion 2nd** by Lee Alexander. It was noted that Kevin has not increased his prices in over 5 years and has provided outstanding, responsive services. **Motion Passed**, unanimous all in favor.
- Welcome Committee – Lisa Tackus volunteered to join the welcome committee.
- Technology - Preston Davis suggested finding a platform to improve community communications. Preston will provide proposals at the June meeting.
- Meetings - the Board voted to hold future meetings in person with a zoom option.

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

- Owner commented that the neighborhood security cameras were helpful in finding vandals in the community.

#### IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:03 p.m.

Respectfully submitted for the Secretary,  
These minutes were approved on June 21, 2023.

Signed: *Jeanne Antolchick*

Printed: Jeanne Antolchick