



**Shadow Run Homeowners' Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Riverview Public Library, Conference Room 137**  
**9951 Balm Riverview Rd., Riverview, FL 33569**

**September 20, 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 September 20, 2023.

**ROLL CALL – NOTICE OF MEETING**

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander	Lisa Tackus	Dawn Archambault, CAM	Allison Parker
David Tsang			Bryan Freed
Jeanne Antolchick			
David Parker			
Ashley Falvey			
Michelle Pearson via Zoom			
Etienne Nortje via Zoom			

Quorum was present.

The notice of meeting was posted as required by the documents and Florida statutes.

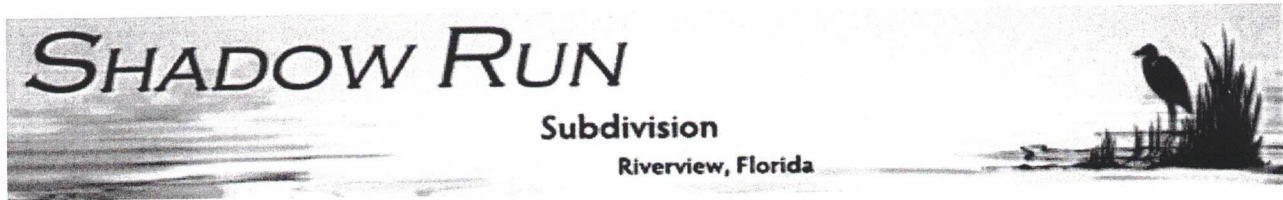
**II. APPROVAL OF MINUTES**

A motion was made by Jeanne Antolchick to approve the August 16, 2023 Board meeting minutes as presented. The motion was seconded by David Tsang. Motion passed, unanimous in favor.

**III. ARC**

**REQUESTS**

1. 11302 Leprechaun Drive – Fence  
**Motion made** by Ashley Falvey to approve the application for the fence as presented. **Motion 2nd** by David Parker. **Motion Passed**, unanimous all in favor.
2. 11325 Tralee – Variance – Tabled
3. 11918 Shadow Run – Roof  
**Motion made** by Ashley Falvey to approve the application for a roof as presented. **Motion 2nd** by Jeanne Antolchick. **Motion Passed**, unanimous all in favor.
4. 12101 Shadow Run – Windows and Doors, Pool  
**Motion made** by Lee Alexander to approve the application to windows and doors as presented. **Motion 2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor  
**Motion made** by Etienne Nortje to approve the application for the pool as presented. **Motion 2nd** by Lee Alexander. **Motion Passed**, unanimous in favor.



#### IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – Ashley Falvey presented the treasurer's report. The letter extending the due date for Annual Assessments, due to known mail issues in the community, seemed very effective, as the delinquencies went from nine pages of names, down to about twenty-five homeowners. The Hillsborough County Mini Grant reimbursement check for \$5,000 was received by Greenacre Properties, Inc.(GPI) on September 8, 2023.
- Common Grounds/Welcome Committee/Social Committee – Lee Alexander present the report in Dely Wilkerson's absence. The non-working lights at the west entrance have been repaired. The irrigation issues continue. Dely is looking into options on how to secure the east side controls.
- Security Committee – No report, as the Security Committee Chairperson resigned, effective August 19, 2023.

#### V. MANAGEMENT REPORT

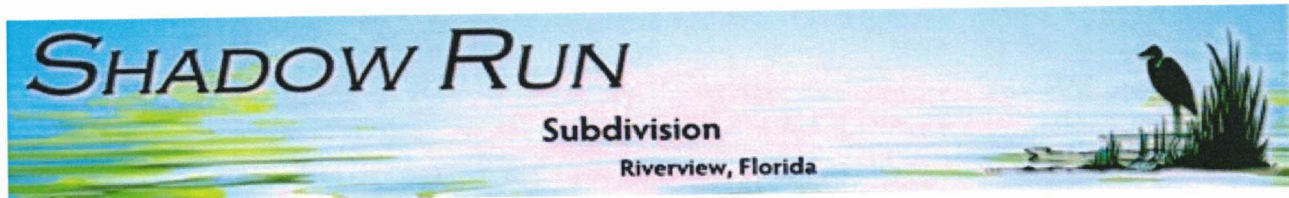
Dawn Archambault briefed the Board on the Management Report. David Tsang made a motion to send account #219210 for the discolored mailbox and/or post to the attorney as per the violation policy. **Motion 2<sup>nd</sup>** by David Parker. **Motion Passed;** unanimous in favor. Ashley Falvey made a motion to send account #219430 for the RV that is not substantially obscured from view to the attorney as per the violation policy. **Motion 2<sup>nd</sup>** by David Parker. **Motion Passed;** unanimous in favor.

- Violations Report: Violations Report provided in Board packet.
- Legal Report: The Board reviewed the Silberman Law Status Report dated September 18, 2023. The Board decided no further action indicated at this time. The board discussed and agreed to review the current Collection Policy, last updated September 2022. Jeanne Antolchick and David Tsang agreed to collect input and draft any suggested edits to the current Collection Policy, to be shared at the October Meeting.

#### VI. UNFINISHED BUSINESS

- TECO Contract Renewal – Lee Alexander is waiting on the final TECO Contract Draft to sign.
- Covenant Revisions – Etienne Nortje and Lee Alexander had a teleconference with Aaron Silberman on September 13, 2023. A letter is being drafted to continue to solicit community feedback, then GPI will mail the final letter draft out. The draft of the proposed Covenants will be posted on the official Shadow Run web page as well. A dedicated community meeting is being scheduled on November 15, 2023, from 6-7 p.m., prior to the monthly board meeting.
- Status of Electronic Signs – David Tsang still needs to pick up the second sign from another homeowner. Ashley Falvey discussed ordering four new signs for the entryways, at \$65 each, which can be easily updated with events, announcements, and other information, two signs for both entrances.





## VII. NEW BUSINESS

- Hillsborough County Mini Grant Reimbursement – The Board expressed continued appreciation and support for the Grant program, and for residents Seymie and Deloy Wilkerson, for all they do to secure and implement these annual grants. The county reimbursement check for \$5,000 was received by GPI on September 8, 2023.
- Mortgage Foreclosures by Lenders – There were 2 properties where mortgage companies are taking action to foreclose, which occurred after the September 20, 2023 board meeting, with a short timeline for official response. Aaron Silberman was authorized to respond on behalf of the association.
- Trimming Dead Palm Fronds – The current Covenants will continue to be enforced as written.
- Storage Containers on Resident Properties – If a storage container needs to be present on a property during an approved construction project, the homeowner needs to notify the board and include a projected removal date.
- October Events: Lee Alexander noted multiple community events scheduled for October, to include the Shadow Run Dam Corporation meeting on October 4; the Community Clean Up on October 14, the Community Yard Sale on October 21; and Trick or Treat Street on October 29. As always, help is needed for all events and volunteers are encouraged to reach out and participate.
- Board Member Resignation – Preston Davis submitted his resignation from the board, the Security Committee, and the Camera Committee via email on August 19, 2023, and it was acknowledged. He was thanked for his service to the neighborhood.

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

- None

## IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:19 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on

Signed

18 Oct 2023  
[Signature] Printed Lee Alexander