



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

Riverview Public Library, Conference Room 137

9951 Balm Riverview Rd., Riverview, FL 33569

August 16, 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 August 16, 2023.

ROLL CALL – NOTICE OF MEETING

Directors Present:

Lee Alexander
David Tsang
Lisa Tackus
Preston Davis
Ashley Falvey
Michelle Pearson (7:16)
Etienne Nortje via Zoom

Directors Absent (Excused):

David Parker
Jeanne Antolchick

Staff Present:

Dawn Archambault, CAM

Guests:

Beatrice Adams
Catherine Scaglione
Deloy Wilkerson
Wayne Alexander

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 July 19, 2023 Board meeting minutes as presented. The motion was seconded by Lisa Tackus. Motion passed, unanimous in favor.

III. ARC

REQUESTS

1. 11901 Shadow Run Blvd. – Screen Room Addition
Motion made by Lisa Tackus to approve the application for the screen room addition as presented. **Motion 2nd** by Preston Davis. **Motion Passed**, unanimous all in favor.
2. 12208 Timberlake Rd. – Shed/Fence
Motion made by Lee Alexander to approve the application for a shed/fence as presented. **Motion 2nd** by Ashley Falvey. Etienne Nortje abstained. **Motion Passed**.
3. 11917 Sugarberry Drive – Paver Walkway
Motion made by Lisa Tackus to approve the application for a paver walkway as presented. **Motion 2nd** by Etienne Nortje. **Motion Passed**, unanimous all in favor.
4. 11205 Mist Moor Ct. – Paint
Motion made by Lisa Tackus to approve the application to paint as presented. **Motion 2nd** by Preston Davis. **Motion Passed**, unanimous all in favor.



5. 11403 Donneymoor – Pool

Motion made by Etienne Nortje to approve the application for the pool as presented. **Motion 2nd** by Lee Alexander. Preston Davis abstained. **Motion passed.**

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance / Treasurer – Ashley Falvey presented the treasurer’s report. Ashley noted that the targeted mailing was very effective, as the number of homeowners who had not paid their annual assessments has greatly decreased, since the last meeting.
- Common Grounds/Welcome Committee/Social Committee – Deloy Wilkerson was present and shared the common grounds report. The Hillsborough County Mini Grant lighting project has been completed. However, there is a problem with someone shutting off both control panels of sprinklers on both east and west sides, potentially causing plants and shrubbery to die. It was discussed on how to lock the panels to prevent this. The American flags at both east and west entryways have been replaced and look great.
- Security Committee – Preston Davis shared the Security Committee report. There was a vehicle stolen on Lake Hills Drive that was located, due to the Flock Camera capturing it. As requested previously, Preston stated he will arrange for Flock Safety Security Cameras to provide a 30-minute presentation at the October 2023 Board Meeting, with specific data about what the cameras are capturing and how beneficial this is to our neighborhood.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report. Board members with any specific violation concerns may email Dawn with details and she will check it on her next site visit. Dawn also announced that according to a new change in Florida State Statutes, effective October 2023, meeting agendas are required to be posted, wherever the official announcement of meetings are posted. The Board discussed how to best implement this, if the plan is still to mount and use the electronic signs. Ashley Falvey asked that the status of the electronic signs remain on future agendas.

- Violations Report: Violations Report provided in Board packet.
- Legal Report: The Board reviewed the Silberman Law Status Report dated August 14, 2023. The Board decided no further action indicated at this time.

VI. UNFINISHED BUSINESS

- Mini Grant – Lee Alexander shared that Seymie Wilkerson reported that the Hillsborough County Mini Grant was completed on time, with all supporting documents and photos uploaded as required. The Board expressed their approval and continued appreciation to Seymie Wilkerson and all the volunteers who helped put this together, to further benefit the safety and welfare of our community. Lee reminded everyone it will soon be time to solicit ideas for the next year’s grant and to be thinking about ideas. In the past, the community Facebook Page has requested our neighbors to make suggestions and that we should consider soliciting their ideas again this fall.



- Attorney quote, for a potential Shadow Run Dam Corporation (SRDC) Agreement – Etienne Nortje reported that the draft agreement is on hold. The SRDC is still seeking insurance and the attorney needs to have a better understanding of all aspects, in order to protect the HOA.
- TECO Contract Renewal – Lee Alexander presented the TECO Contract Renewal, which was also emailed to Board members, and has been in progress for several months. TECO proposed to place 2 light poles on the east side and 2 light poles on the west side, and to replace the existing lights on the dam with photometric lights. The contract is for a period of 10 years and the cost, previously discussed, will be added to the existing TECO bill. The new owner on the west side, where 2 poles will be placed, has expressed he has no objections to the additional lighting. **Motion made** by David Tsang to approve the TECO Contract Renewal as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous all in favor.
- Covenant Revisions – Etienne Nortje solicited feedback from the Board for the most recent draft from the attorney and several responded with very useful suggestions. This feedback is being consolidated and this should be completed within the next couple of months and sent back to the attorney. The Board expressed thanks to Etienne for the time he is spending on this project.
- Consideration of other Website Options – Preston Davis presented his findings. Preston noted that our management company hosts the Greenacre Portal, which offers many tools that would be very helpful for Board members. However, other homeowners would have limited access, as appropriate, and would have to create accounts and logins. The Board discussed the option of keeping our current public website, so that current residents don't have to create an account, and so that potential future residents may look at our community, as they consider whether to purchase a home and join the community. After further discussion, it was decided to keep the current public website; and that Preston would create a list of any items that may not be currently working on the public website, and for Preston to work closely to remedy these with our public website webmaster.
- Covenant Violation Clarification – Each Board member was presented with a copy of the covenants and requested to share their opinion, on whether a homeowner was running a business out of their home. After everyone had a chance to present their interpretation of the Article in question, **motion made** by David Tsang that it is not a violation against the covenants as they are currently written. **Motion 2nd** by Michelle Pearson. David Tsang, Michelle Pearson, Lisa Tackus, Ashley Falvey, and Lee Alexander voted in support of the motion. Preston Davis voted against the motion. Etienne Nortje abstained. **Motion passed.**

VII. NEW BUSINESS

- Turners Edge Landscaping Contract – The original contract was approved and signed for 1 year. After that, it is believed it continued on a month to month basis. Since a signed copy has not been located, Dawn Archambault will reach out to execute and obtain a signed copy to be filed.
- Parking Request from First Ladies' Farm – Etienne Nortje presented the request made by First Ladies' Farm for a public event, for attendees to be able to park on or around the boat ramp on December 2, 2023. The Board has granted these requests for several years, as they have people directing traffic and consistently leave the area cleaner than how it was originally. After brief discussion, the Board agreed to grant the request.
- xxxxx Tralee – David Tsang will contact the owner and explain per the covenants, the lots, 63 and 64, cannot be subdivided and he does need to pay annual assessments for both lots, even



though the two lots are listed as one on the county folio number. Additionally, the owner is willing to work with the association, regarding construction plans and setbacks. He will be submitting the plans and ARC Forms for his future home soon.

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 8:37 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____