



**Shadow Run Homeowners' Association, Inc.**  
**Board of Directors Budget Adoption Meeting**

**IN PERSON: Align Right Realty Office**  
**11962 Balm Riverview Road., Riverview, FL**

**VIA ZOOM: Meeting ID: 881 0279 8462 Passcode: 253138 Dial in: 646-558-8656**

**APPROVED**

**February 21, 2024 at 6:30 p.m.**

**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 of Directors Budget Adoption meeting to order at 6:34 p.m. on February 21, 2024.

**ROLL CALL – NOTICE OF MEETING**

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander	None	Dawn Archambault CAM	Ben and Helga Sanchez
David Tsang			Cindy Reams
Jeanne Antolchick			Nicolus Diaz-Granados
Ashley Falvey			Bobby Calhoun
Jody Sanders-Arrived 6:38 p.m.			Nancy Perez
Etienne Nortje			Richard Gibson
Lisa Tackus			Shannon Meddleton
David Parker			Paul Rendleman
Michelle Pearson			Shawn Cook
			Ennis Alvarez

**II. Quorum was present.** The notice of meeting and agenda was posted as required by the documents and Florida statutes.

**III. NEW BUSINESS**

Adopt the 2024/2025 Budget – Ashley Falvey presented the board proposed 2024/2025 budget, via line by line review. Ashley Falvey made a **Motion** to approve the 2024/2025 budget with the following revisions: increase line item 3915, Retained Revenue Rollover, to \$10,610; and increase line item 4015, Web Site Maintenance, to \$1,200. Jody Sanders **seconded the motion. Motion passed**, unanimous in favor. The board approved the proposed budget with the revisions. This will be included in the "Second Notice of the Annual Membership Meeting" mailing to all owners and voted on by homeowners at the Annual Membership Meeting.

**IV. PROPERTY OWNERS**

Budget Only (3 minutes) – No owner comments

**V. ADJOURNMENT**

There being no further business of the Board, the meeting was adjourned at 6:56 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Mar 21, 2024

Signed Lee Alexander  
Lee Alexander (Mar 21, 2024 17:27 EDT)

Printed Lee Alexander


# 02.21.24 Board of Director Budget Adoption Meeting Minutes APPROVED v2


Final Audit Report


2024-03-21


Created:	2024-03-21
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL1B5LQv28EnkGGugvuY7AUGrQDGxXIgC


## "02.21.24 Board of Director Budget Adoption Meeting Minutes APPROVED v2" History


 Document created by Dawn Archambault (darchambault@greenacre.com)  
2024-03-21 - 1:03:55 PM GMT

 Document emailed to lee.alexander123@yahoo.com for signature  
2024-03-21 - 1:04:14 PM GMT

 Email viewed by lee.alexander123@yahoo.com  
2024-03-21 - 9:27:24 PM GMT

 Signer lee.alexander123@yahoo.com entered name at signing as Lee Alexander  
2024-03-21 - 9:27:54 PM GMT

 Document e-signed by Lee Alexander (lee.alexander123@yahoo.com)  
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