



Shadow Run Homeowners’ Association, Inc.
Board of Directors Meeting Minutes
9951 Balm Riverview Rd., Riverview, FL 33569
April 25, 2024

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 6:37 p.m. on April 25, 2024.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

- Lee Alexander
- Etienne Nortje
- David Tsang
- David Parker
- Lisa Tackus
- Ashley Falvey
- Jody Sanders

Directors Absent:

- Michelle Pearson

Staff Present:

- Dawn Archambault

Quorum was present.

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

III. ARC

REQUESTS

1. 11305 Hoot Owl – Building (Exception)

Motion made by Etienne Nortje to approve the application for building (exception) as presented. **2nd** by Ashley Falvey. Discussion followed. **Motion Passed**, unanimous all in favor.

2. 11420 Donneymoor – Pool

Motion made by Etienne Nortje to approve the application for a pool as presented. **2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

3. 11302 Hoot Owl – Fence

Motion made by Etienne Nortje to approve the application for installation of a fence as presented. **2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

4. 11901 Shadow Run – Barn Paint

Motion made by Etienne Nortje to approve the application for barn paint as presented. **2nd** by Ashley Falvey. **Motion Passed**, unanimous all in favor.

5. 12507 Shadow Run - Roof



Motion made by Etienne Nortje to approve the application for a roof as presented. **2nd** by Ashley Falvey. **Motion Passed**, unanimous in favor.

IV. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on May 16, 2024.

Signed *EtienneNortje*
EtienneNortje (May 16, 2024 08:15 EDT)

Printed EtienneNortje


2 DRAFT BOD Minutes for ARCs April 25 2024

Final Audit Report

2024-05-16

Created:	2024-05-16
By:	Dawn Archambault (darchambault@greenacre.com)
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 Document created by Dawn Archambault (darchambault@greenacre.com)

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 Document emailed to moerse@gmail.com for signature

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 Signer moerse@gmail.com entered name at signing as EtienneNortje

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 Document e-signed by EtienneNortje (moerse@gmail.com)

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