



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

**Board of Directors Meeting Minutes**

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

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

**APPROVED**

**May 15, 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**

Etienne Nortje called the Shadow Run Homeowners’ Association, Inc. Board of Directors meeting to order at 7:06 p.m. on May 15, 2024.

**ROLL CALL – NOTICE OF MEETING**

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander-Zoom	None	Dawn Archambault CAM	Rick Trosper-Zoom
David Tsang			Julie Davis-Zoom
Ashley Falvey			Shannon Ennis-Zoom
Jody Sanders			Karen Greaves-Zoom
Etienne Nortje			Cathy A.-Zoom
Lisa Tackus			Kathy McGartland-Zoom
David Parker			Nancy Perez
Michelle Pearson-Zoom			

Quorum was present.

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

**II. APPROVAL OF MINUTES**

A motion was made by David Tsang to approve the April 25, 2024 ARC Meeting Minutes as presented. The motion was seconded by Ashely Falvey. Motion passed, unanimous in favor.

A motion was made by David Tsang to approve the April 25, 2024 Organizational Meeting Minutes as presented. The motion was seconded by David Parker. Motion passed, unanimous in favor.

**III. ARC REQUESTS**

1. 11308 Donneymoor – Pool Enclosure and Deck

**Motion made** by Lisa Tackus to approve the application request for the pool enclosure and deck as presented. **Motion 2<sup>nd</sup>** by Jody Sanders. **Motion passed**, unanimous in favor.

2. 11205 Killlearn – Fence

**Motion made** by Lisa Tackus to approve the application for the fence as presented. **Motion 2<sup>nd</sup>** by Jody Sanders. **Motion passed**, unanimous in favor.



3. 11205 Killearn – Paint  
**Motion made** by Lisa Tackus to approve the application for paint as presented. **Motion 2nd** by Jody Sanders. **Motion Passed**, unanimous in favor.
4. 12603 Shadow Run – Tree Removal  
**Motion made** by Lisa Tackus to approve the application for tree removal as presented. **Motion 2nd** by Jody Sanders. **Motion Passed**, unanimous in favor.
5. 12603 Shadow Run – Shed  
**Motion made** by Lisa Tackus to approve the application for shed as presented. **Motion 2nd** by Jody Sanders. **Motion Passed**, unanimous in favor.

#### IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey did not present the April Financials as they are delayed due to the Vantaca transition. The financials are anticipated to be received by Friday, May 17<sup>th</sup>.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. On May 6, 2024 there was vandalism to the West side entrance to the plants and lights. Deloy and Turner’s Edge already made the repairs.
- Welcome – Lisa Tackus and Michelle Pearson are on the Welcome Committee. They will distribute the Shadow Run Magnets and other neighborhood information to new owners.
- Social – The Spring yard sale is this weekend. Neighbors have coordinated most of it. Lee and Wayne Alexander will place directional signs and signs in the yards of each participant, as well as retrieve the signs when the event is over.
- Security Camera Trustees – There were 36,000 plate reads in the last month. The hot list flagged 1,473 vehicles. There are 1,000 to 1,100 plates read daily.

#### V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations Report: CAM will email the board concerning the one account referenced on the management report. The detached building was under 144 square feet and is largely concealed by hedges and a fence.
- Legal Report: The May 15, 2024 attorney status report was included in the meeting packet. The third account from the bottom needs to be removed from the list as this one has sold. **Motion made** by Etienne Nortje to approve the payment plan for the fourth owner down on the status report, to include \$1,000 down and \$300 monthly. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion passed**, unanimous in favor. CAM will contact the attorney’s office and ask them to include these details in their monthly status report provided.



VI. UNFINISHED BUSINESS

- Electronic Signs Status – David Tsang is taking the lead on installing the signs.
- Flock Security Cameras and East Side Cameras – Etienne Nortje contacted Flock. The third East side camera is still being paid for until the July 2024 contract renewal date and will be removed thereafter. **Motion made** by Etienne Nortje to renew the Flock Contract for one year for the four cameras, 2 on the east side and 2 on the west side. **Motion 2<sup>nd</sup>** by David Tsang. **Motion passed**, unanimous in favor. CAM will contact the insurance agent to see if the Flock Cameras are beneficial in the association receiving a better insurance rating and report back to the board.
- Shadow Run Dam Force Task Update – Nancy Perez provided the update. A two-paragraph summary to educate the community will be posted on a dedicated page on the official community website. A one-page introduction, summary and statement will be presented at the next Board meeting, with three potential options to vote on.

VII. NEW BUSINESS

- Alternate Meeting Date – The usual 3<sup>rd</sup> Wednesday monthly meeting needs to be rescheduled, as that is the Juneteenth holiday, and GPI is closed, as well as the Riverview Public Library. The June meeting date will instead be Monday, June 24, 2024. CAM will check if the library is available.

VIII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Discussion continues about the future of the dam.

IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Respectfully submitted for the Secretary,  
These minutes were approved on 26/06/2024

Signed *Etienne Nortje*  
Etienne Nortje (Jun 26, 2024 16:00 EDT)

Printed Etienne Nortje

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# 05.15.24 Board Meeting Minutes APPROVED


Final Audit Report


2024-06-26


Created:	2024-06-26
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
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## "05.15.24 Board Meeting Minutes APPROVED" History

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