



Shadow Run Homeowners’ Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library

Conference Room 137, 9951 Balm Riverview Rd., Riverview, FL

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

APPROVED

June 24, 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 7:00 p.m. on June 24, 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	Richard Gibson - In Person
David Tsang			Greg, Cindy Reams - Zoom
Ashley Falvey			Dawn - Zoom
Jody Sanders (Arrived 7:05)			Sarah Mastro - Zoom
Etienne Nortje			
Lisa Tackus			
David Parker			
Michelle Pearson (Arrived 7:03)			

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 Lisa Tackus to approve the May 15, 2024 Board Meeting Minutes as presented. The motion was seconded by Ashley Falvey. Motion passed, unanimous in favor.

III. ARC REQUESTS

1. 12907 Shadow Run – Dock at Lake

Motion made by Ashley Falvey to approve the application request for the dock at lake as presented.

Motion 2nd by Michelle Pearson. **Motion passed**, unanimous in favor.

2. 11811 Shadow Run - Paint

Motion made by Ashley Falvey to approve the application for paint as presented. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.

3. 12106 Shadow Run – House and Brick Workshop Improvements

Motion made by Ashley Falvey to approve the application for the house and brick workshop improvements as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.



4. 12504 Lake Hills – New Build Construction – This was not an official ARC Application but just an inquiry that was shared via the new portal process.
5. 12614 Lake Hills – Fence – This was not an official ARC Application but just an inquiry that was shared via the new portal process.

IV. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey did not present the May Financials as they are delayed due to the Vantaca transition. The corporate filings are done.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. The west side irrigation is running every day, and we don’t want to incur any fines from Hillsborough County, so the timer has been troubleshooted by the landscaping company. They report it is older and Deloy volunteered to keep a watch on it for a couple of weeks, but it may need to be replaced. It was suggested to have the timer installed in a locking metal box to avoid anyone tampering with it. The east side American flag was tattered and has been taken down. New flags have been installed on the east and west sides. New flags and extra ropes have been purchased to have spares on hand.
- Welcome – Lisa Tackus and Michelle Pearson will get together and recommend what to include in the welcome package for our newer neighbors and make plans to visit and greet new owners.
- Social – Lee Alexander stated that the next community event will be the Trick or Treat Street event, typically held the Saturday before Halloween. As always, we want to encourage neighbors to volunteer and host the event, as a neighborhood event, and not a Board event.
- Cameras – Etienne Nortje and Dave Tsang stated that there is are no significant updates/findings on the security cameras lately. FLOCK has reduced the rate for the year, as we will be decreasing the number of cameras from 5 to 4, 1 less on the east side, as discussed at prior meetings.
- Dam – Two of the current Shadow Run Dam Coporation Board Members agreed to renew the corporation under their names for one more year, while the community decides on options and how to proceed. A letter will be drafted and the plan is to start with local government entities who may be able to offer help on how to proceed.

V. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
- Legal (Provided in Board Packet):
BOD Action Items-Motion made by Etienne Nortje to approve the three motions as presented below. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.



1. I hereby move to approve and ratify the expenditure of pre-litigation costs of \$256.66 for owner 000001-**219391** pursuant to Section 34.2 of the Association’s Declaration. These costs were incurred in connection with the fence violation on his property and the owner has already received written notice of such amounts due. The pre-litigation costs shall be added to the ledger as a specific assessment.
2. I hereby move to approve and ratify the expenditure of pre-litigation costs of \$450.00 for owner 000001-**219404** pursuant to Section 34.2 of the Association’s Declaration. These costs were incurred for the fence violation and mounds of dirt violation and the owner has already received written notice of such amounts due. The pre-litigation costs shall be added to the ledger as a specific assessment.
3. I hereby move to proceed with collections on both accounts by sending both owners a “Final Notice of Intent to Foreclose”.

VI. UNFINISHED BUSINESS

- None

NEW BUSINESS

- New State HOA Governance, Effective July 1, 2024 (In Board Packet)

VII. PROPERTY OWNERS – Agenda Items (3 minutes)

- Lee mentioned that the entryway sign cases are falling apart and the interiors are very deteriorated, especially at the east side. Lee volunteered to get replacement bids to present at the next meeting.
- Richard Gibson stated that that a state or federal agency should be working together to keep the lake maintained.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:47 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on 19/07/2024

Signed 

Printed Jody Sanders






06.24.24 Board Meeting Minutes APPROVED

Final Audit Report

2024-07-19

Created:	2024-07-19
By:	Dawn Archambault (darchambault@greenacre.com)
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