



**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**

**July 17, 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 7:07 p.m. on July 17, 2024.

**II. ROLL CALL – NOTICE OF MEETING**

<u>Directors Present:</u>	<u>Directors Absent (Excused):</u>	<u>Staff Present:</u>	<u>Guests:</u>
Lee Alexander	Ashley Falvey	Dawn Archambault CAM	Russell and Charlotte DeMolay
David Tsang	David Parker		
Jody Sanders			
Etienne Nortje			
Lisa Tackus			
Michelle Pearson			

Quorum was present.

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

**III. APPROVAL OF MINUTES**

A motion was made by Michelle Pearson to approve the June 24, 2024 Board Meeting Minutes as presented. The motion was seconded by Jody Sanders. Motion passed, unanimous in favor.

**IV. ARC REQUESTS**

1. 11306 Donneymoor Dr. – Pool  
**Motion made** by Lisa Tackus to approve the application request for the pool as presented. **Motion 2<sup>nd</sup>** by Michelle Pearson. **Motion passed**, unanimous in favor.
2. 11404 Donneymoor Dr. – Solar Pool Panels  
**Motion made** by Lisa Tackus to approve the application for solar pool panels as presented. **Motion 2<sup>nd</sup>** by Michelle Pearson. **Motion passed**, unanimous in favor.
3. 12918 Shadow Run Blvd. – Screen Lanai Enclosure  
**Motion made** by Lisa Tackus to approve the application for the screen lanai enclosure as presented. **Motion 2<sup>nd</sup>** by Michelle Pearson. **Motion Passed**, unanimous in favor.



4. 12920 Shadow Run Blvd. – Fence  
**Motion made** by Lisa Tackus to approve the fence as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.
5. 11306 Sandpine Rd. – Roof  
**Motion made** by Lisa Tackus to approve the roof as presented. **Motion 2nd** by Michelle Pearson. **Motion Passed**, unanimous in favor.

#### V. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey was not present but Etienne Nortje stated the financials are well.
- Common Grounds – Lee Alexander presented the report in Deloy Wilkerson’s absence. The TECO Lighting Contract was discussed and is transferrable, depending on what happens in the future with the dam. **Motion made** by David Tsang to move forward with signing and executing the TECO Lighting Contract. **Motion 2<sup>nd</sup>** by Lisa Tackus. **Motion passed**, unanimous in favor.
- Welcome – Lisa Tackus and Michelle Pearson will get together and plan to gather commercial items from business owner neighbors within the community to include in a welcome basket. CAM will email them the new owner list from January 1, 2024 to present.
- Social – Lee Alexander stated that the next community event will be Trick or Treat Street, typically held the Saturday before Halloween.
- Flock Security Cameras – Etienne Nortje gave the report. There was a vehicle driving recklessly within the first cul-de-sac at the west side entrance. The time and date was provided, but there is no update yet from the Hillsborough County Sheriff’s Department.
- Dam – The county is trying to clear out some vegetation on the North side.

#### VI. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
- Legal (Provided in Board Packet):

#### VII. UNFINISHED BUSINESS

- None

#### VIII. NEW BUSINESS

- Legislative Amendments Updates, Effective July 1, 2024 (In Board Packet)



Update from CAM on our compliance status – Discussion took place. CAM will track continuing education requirements for Board members and provide status updates at future meetings.

IX. NET MEETING DATE


- August 21, 2024 (Align Right Realty Office)

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Lee Alexander stated the entryway sign cases are falling apart and the interiors are very deteriorated, especially on the east side entrance. Lee volunteered to get replacement bids to present at the next meeting.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

Respectfully submitted for the Secretary,  
These minutes were approved on 23/08/2024.  
Signed  Printed Jody Sanders






# 07.17.24 Board Meeting Minutes APPROVED v2

Final Audit Report

2024-08-23

Created:	2024-08-23
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQyNcfftAOa20R5h7ZZSRAs2LHds22MM7

## "07.17.24 Board Meeting Minutes APPROVED v2" History

-  Document created by Dawn Archambault (darchambault@greenacre.com)  
2024-08-23 - 6:48:11 PM GMT
-  Document emailed to Jody Sanders (jodyandgary.js@gmail.com) for signature  
2024-08-23 - 6:48:16 PM GMT
-  Email viewed by Jody Sanders (jodyandgary.js@gmail.com)  
2024-08-23 - 8:21:24 PM GMT
-  Document e-signed by Jody Sanders (jodyandgary.js@gmail.com)  
Signature Date: 2024-08-23 - 8:22:08 PM GMT - Time Source: server
-  Agreement completed.  
2024-08-23 - 8:22:08 PM GMT