



Shadow Run Homeowners’ Association, Inc.

Board of Directors Meeting Minutes

**IN PERSON: Riverview Public Library,
Community Room B, 9951 Balm Riverview Rd., Riverview, FL**

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

APPROVED

September 18, 2024 at 7:00 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

Etienne Nortje called the Shadow Run Homeowners’ Association, Inc. Board of Directors meeting to order at 7:00 p.m. on September 18, 2024.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Parker
David Tsang
Jody Sanders
Etienne Nortje
Michelle Pearson (Zoom)
Ashlye Falvey (Zoom)

Directors Absent:

Lee Alexander (Excused)
Lisa Tackus (Excused)

Staff Present:

Dawn Archambault, CAM

Guests:

Richard Gibson
Edward McFail
Tom Behrens
Gary Whitehurst
Ennis Alveraz
Karen Greaves (Zoom)
Jennifer Eters (Zoom)
Preston Davis (Zoom)
Karen Jackson (Zoom)

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 August 21, 2024 Board Meeting Minutes as presented. The motion was seconded by Jody Sanders. Motion passed, unanimous, all in favor.

IV. ARC REQUESTS

- 1. 11408 Donneymoor Drive – Windows

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

- 2. 11214 Shadow Run Blvd. – Roof

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

- 2. 11408 Donneymoor Drive – Fence

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



3. 11915 Sugarberry Drive – Roof
Motion made by Ashley Falvey to approve the application request for the roof as presented. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.

V. COMMITTEE CHAIRPERSONS REPORTS

- Finance/Treasurer – Ashley Falvey presented the August 31, 2024 balance sheet.
- Common Grounds – No report was given in Lee Alexander’s absence.
- Welcome – Michelle Pearson gave the report. Swag has started being received from other business owners in the community to include in the welcome basket and they will visit the new owners that have closed within the last six months.
- Social – Ashley Falvey stated that the next community event will be Trick or Treat Street, typically held the Saturday before Halloween, which is October 26, 2024. Volunteers are always needed and encouraged. Etienne Nortje volunteered again to assist with the golf cart and trailer.
- Cameras – Etienne Nortje gave the report. There has been speeding and reckless driving in the community. HCSO will be doing some target enforcement in an unmarked vehicle to try to identify the driver.
- Dam – Sixty-seven survey responses have been received thus far and most of them have been positive. The purpose of the survey is to get a gage for how people feel in the community.

VI. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): Account 20050045923, discolored house, is tabled to the October 16, 2024 board meeting for further discussion. CAM will instruct Mr. Silberman to pause any further action until notified.
- Legal (Provided in Board Packet):

VII. UNFINISHED BUSINESS

- Lake Grady Critical Discussion: This will be removed from the next meeting agenda as this was discussed last month.

VIII. NEW BUSINESS

- Entryway Sign Case Bids - Tabled

IX. NET MEETING DATE



- October 16, 2024 (Align Right Realty), 7 p.m. and via Zoom.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Discussion took place regarding the digital signs and why they were not installed. It was explained that there are permitting issues as the signs exceed the maximum signage size allowed per parcel. David Tsang will be posting the digital signs on Facebook Marketplace and the funds will be deposited back into the association's account.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:39 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____