

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

DRAFT

November 13, 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 November 13, 2024.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Parker

David Tsang

Etienne Nortje

Michelle Pearson (Arrived 7:01 p.m.)

Ashley Falvey

Lee Alexander

Lisa Tackus

Jody Sanders

Directors Absent:

None

Staff Present:

Dawn Archambault, CAM

Guests:

Allison Parker

Gary Whitehurst

Alex Roe (Zoom)

Karen Greaves (Zoom)

Xavier Higgs (Zoom)

Quorum was present.

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

III. APPROVAL OF MEETING MINUTES

A motion was made by Ashley Falvey to approve the September 18, 2024 Board Meeting Minutes as presented.

The motion was seconded by Lisa Tackus. Motion passed, unanimous, all in favor.

A motion was made by Jody Sanders to approve the February 28, 2022 Board Meeting Minutes as presented.

The motion was seconded by Ashley Falvey. Motion passed, unanimous, all in favor.

A motion was made by Jody Sanders to approve the April 7, 2022 Special Budget Meeting Minutes as presented.

The motion was seconded by Ashley Falvey. Motion passed, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1. 11404 Donneymoor Drive – Fence Replacement

The application was approved in September 2024.

2. 11804 Shadow Run Blvd. – Roof

This application was withdrawn.

3. 11811 Shadow Run Blvd. – Fence
Motion made by Lee Alexander to approve the application request for the fence as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
4. 13001 Shadow Run Blvd. – Solar Panels
Motion made by Lisa Tackus to approve the application request for the solar panels as presented. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.
5. 12601 Silver Pine Drive – Shed
Tabled – An ARC3 Application needs to be submitted and letters need to be mailed to the adjacent lot owners, as the shed applied for is over 144 square feet.
6. 11204 Meadow Moor Court – Fence
Motion made by Jody Sanders to approve the application request for the fence as presented. **Motion 2nd** by Lee Alexander. **Motion passed**, unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the October 31, 2024 balance sheet.
- Common Grounds – Lee Alexander presented the report from Deloy Wilkerson. The barrier fence used for special events is eleven years old with multiple holes within the fence, and the posts have been difficult to drill into the ground. Deloy ordered and replaced the fence and the posts. The dam area was sprayed for bugs prior to the Halloween event and was very effective. The dam area is also about to be sprayed for weed control, per usual agreement with current landscaping vendor.
- Welcome – Lisa Tackus and Michelle Pearson presented the report. One last attempt will be made to reach out to owners in the community to include any business promotional items in the welcome packets for new residents.
- Social – Lee Alexander presented the report. The Trick Or Treat Street event was a great success. There were approximately 120 people in attendance. The annual Community Clean Up is scheduled for December 7th. Special thanks to resident Janet Magnuson who applies for and coordinates the grant for this event. A community yard sale is being considered before the event. Both of these are community events and always, volunteers are needed, as these are not Board events.
- Cameras – Etienne Nortje presented the report. A neighbor's service dog was hit and killed during early morning walk with the owner, and the cameras were helpful in assisting the neighbor to file a police report. TECO will be contacted to inquire about better lighting, as this area is very dark.
- Shadow Run Dam Corporation (SRDC) – Etienne Nortje presented the report. The survey response rates were shared, which combined were approximately an 80% approval rate to financially support the dam, and indicates overwhelming support from the community. The SRDC will use the

Greenacre address in its Corporate Transparency Act Filing. Turners Edge (our current landscaping vendor) will continue to clean up the trash in the dam area.

VI. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): Hurricane damage will not be issued violation letters until after January 1, 2025. A board drafted post card or letter will be mailed out in December encouraging owners to contact the CAM directly.
- **Motion made** by David Tsang to escalate account 5627, tarp hanging off shed in disrepair to Aaron Silberman's Office. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- **Motion made** by David Tsang to escalate account 5379, remove miscellaneous items in view, to Aaron Silberman's Office. **Motion 2nd** by Jody Sanders. **Motion passed**, unanimous in favor.
- **Motion made** by David Tsang to escalate account 5560, remove miscellaneous items in view, to Aaron Silberman's Office. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- **Motion made** by David Tsang to escalate account 5681, no ARC approvals for shed or fence, to Aaron Silberman's Office. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor
- All other violations listed on the management report will be tabled. The violation letters will be shared with the board for review and included for further discussion at the next board meeting.

- Legal (Provided in Board Packet):

VII. UNFINISHED BUSINESS

- Entryway Sign Case Bids: **Motion made** by Lisa Tackus to approve a maximum of a \$2,000 expenditure to purchase two 36 x 48 sign cases to be affixed to both entrance walls. **Motion 2nd** by Jody Sanders. **Motion passed**, unanimous in favor
- Etienne Nortje will post the electronic signs for sale on Facebook prior to the end of the year.

VIII. NEW BUSINESS

- First Ladies Farm and Sanctuary Annual Fund Raiser – The board discussed and all agreed to allow the group to use the boat ramp parking lot and dam parking lot for their fundraiser as is done annually. The group is always very respectful, cleans up the litter, and leaves the common areas in great condition.

IX. NET MEETING DATE

- December 18, 2024 (Riverview Public Library), 7 p.m. and via Zoom.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Xavier Higgs discussed his new home construction and the challenges with the drainage and potholes. He will contact the county and thanked everyone in the community for their support.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:16 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____