

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library,

Community Room A, 9951 Balm Riverview Rd., Riverview, FL

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

APPROVED

December 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 December 18, 2024.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Parker
David Tsang
Etienne Nortje
Ashley Falvey (Zoom)
Lee Alexander
Lisa Tackus
Jody Sanders

Directors Absent:

Michelle Pearson

Staff Present:

Dawn Archambault, CAM

Guests:

Jenn and Joel Rivard
Richard Gibson

Allison Parker
Robin Stolley
Jenn ad Joel Rivard
Ennis Alvarez
Karen G. (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 Lisa Tackus to approve the November 13, 2024 Board Meeting Minutes as presented.

The motion was seconded by Jody Sanders. Motion passed, unanimous, all in favor.

A motion was made by Lisa Tackus to approve the December 4, 2024 Closed Board Meeting Minutes as presented. The motion was seconded by Jody Sanders. Motion passed, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

- 1 11425 Donneymoor Drive – Shed

Motion made by Etienne Nortje to approve the application request for the shed as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

- 2 11303 Hoot Owl Court – Pool Cage Renovation

Motion made by Etienne Nortje to approve the application request for the pool cage renovation as presented. **Motion 2nd** by Lee Alexander. **Motion passed**, unanimous in favor.

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- 3 11314 Leprechaun Drive – Roof Replacement
Motion made by Etienne Nortje to approve the application request for the roof replacement as presented.
Motion 2nd by Lee Alexander. **Motion passed**, unanimous in favor.
- 4 11921 Shadow Run Blvd. – Paint House
Motion made by Etienne Nortje to approve the application request for the painting as presented. **Motion 2nd**
by Lisa Tackus. **Motion passed**, unanimous in favor.
- 5 12108 Shadow Run Blvd. – Cement Board Siding
Motion made by Etienne Nortje to approve the application request for the cement board siding as presented.
Motion 2nd by Lisa Tackus. **Motion passed**, unanimous in favor.
- 6 13101 Shadow Run Blvd. – Roof Replacement
Motion made by Etienne Nortje to approve the application request for the roof replacement as presented.
Motion 2nd by Lee Alexander. **Motion passed**, unanimous in favor.
- 7 11203 Silk Oak Court – Roof Replacement
Motion made by Etienne Nortje to approve the application request for the roof replacement as presented.
Motion 2nd by Lee Alexander. **Motion passed**, unanimous in favor.
- 8 12601 Silver Pine Drive - Shed
Motion made by Etienne Nortje to approve the application request for the shed as presented. **Motion 2nd** by
Lisa Tackus. **Motion passed**, unanimous in favor.
- 9 12504 Shadow Run Blvd. - Fence
Motion made by Etienne Nortje to approve the application request for the shed as presented. **Motion 2nd** by
Lee Alexander. **Motion passed**, unanimous in favor.
- 10 12112 Shadow Run Blvd. - Roof
Motion made by Etienne Nortje to approve the application request for the roof as presented. **Motion 2nd** by
David Parker. **Motion passed**, unanimous in favor.
- 11 12504 Shadow Run Blvd. - Pergola
Motion made by Etienne Nortje to approve the application request for the pergola as presented. **Motion 2nd**
by Lee Alexander. **Motion passed**, unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the November 30, 2024 balance sheet.
- Common Grounds – Lee Alexander presented the report from Deloy Wilkerson. All is well and there is nothing that needs to be repaired.
- Welcome – Lisa Tackus 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.

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- Social – Lee Alexander presented the report. The Christmas decorating contest was held. Volunteer judges awarded their top choices. Prizes were awarded. A new category was added this year; category: Neighbor’s Choice.
- Cameras – Etienne Nortje presented the report. A vehicle has been doing donuts by the Leprechaun end of Shadow Run Blvd. It was captured on a neighbor’s video camera and shared with the HCSO.
- Dam – Etienne Nortje gave the report. Bea, Etienne and Dave T. met with County Commissioner Miller. The community survey results were 80 to 85% favorable. Discussion between the board and homeowners who were present took place.

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 February 1, 2025.
- Legal (Provided in Board Packet):
Motion made by Etienne Nortje to reinstate the payment plan for the last owner listed on the December 16, 2024 Attorney Status Report. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor. CAM will have the exact pre-litigation costs to present to the board regarding the second account listed on the December 16, 2024 Attorney Status Report for the board to ratify at the next meeting.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- **Motion made** by Lee Alexander to send the First Ladies Farm and Sanctuary an email showing the board’s appreciation for the efforts the volunteers made in cleaning up the vines at the boat ramp and grading the gravel. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.

IX. NET MEETING DATE

- January 15, 2025 (Riverview Public Library), 7 p.m. and via Zoom.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Discussion took place regarding the dam.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:12 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on Jan 16, 2025.

Signed  _____

Printed Jody Sanders






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Final Audit Report

2025-01-16

Created:	2025-01-16
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXv0hZGqkyjeb4PcEW5zLh6L_yxUUVAZN

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