

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

January 15, 2025 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
Michelle Pearson
Lisa Tackus
Ashley Falvey (Zoom)

Directors Absent:

Jody Sanders-Excused
Lee Alexander-Excused

Staff Present:

Dawn Archambault, CAM

Guests:

Allison Parker
James Selvey
Karen Greaves (Zoom)
Mark Hornick (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 Etienne Nortje to approve the December 18, 2024 Board Meeting Minutes as presented. The motion was seconded by Lisa Tackus. Motion passed, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 12207 Timberlake Road - Paint

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

2 11411 Donneymoor Drive - Paint

Motion made by Etienne Nortje to approve the application request for paint as presented. **Motion 2nd** by David Parker. **Motion passed**, unanimous in favor.

3 12108 Shadow Run Blvd. - Shed

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

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V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the December 31, 2024 balance sheet.
- Common Grounds – No report as there were no updates to provide.
- Welcome – Michelle Pearson presented the report. CAM will provide Michelle Pearson and Lisa Tackus with the new owner reports at the conclusion of each month.
- Social – The yard decorating contest took place and the winners will receive their checks in the mail for the six categories.
- 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 – David Tsang presented the report. Locks have been purchased and installed by Etienne Nortje as shananigans have been happening near the dam. The owner that used to unlock the dam area at sunrise and lock it at sunset has moved. A volunteer is needed to take over this task. A anonymous resident committed to donating a large amount of their personal funds towards helping with repairs the dam while a long term solution is established. A community vote may be included in the Annual Meeting regarding the dam. Etienne Nortje will draft a letter to be mailed to the community towards the end of January. The community requires at least five people to step up and join the Shadow Run Dam Corporation Board of Directors.

VI. MANAGEMENT REPORT

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): The political flag violations will be closed, as there is nothing specifically referencing them in the community’s documents.
- Legal (Provided in Board Packet):
Motion made by Etienne Nortje; I hereby move to approve and ratify the expenditure of pre-litigation costs of \$1,155.17 for account number 5562 pursuant to Section 34.2 of the Association’s Declaration. These costs were incurred in connection with a broken fence, inoperable vehicle, mailbox, pressure wash house and repaint knee wall violations on his property and the owner has already received notice of such amounts due. The pre-litigation costs shall be added to the ledger as a specific assessment. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- None

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IX. NET MEETING DATE

- February 19, 2025 (Riverview Public Library), 7 p.m. and via Zoom.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Owners discussed boat ramp, lake rules, and the effort needed to obtain quorum for Annual Members Meeting, as well as the thresholds needed to pass the revaltlized documents. Jody Sanders will assign areas to each board member. David Parker will handle visiting the owners on the East side. CAM also volunteered to help. Jody Sanders expressed concern of a potential brush fire with the dry conditions and that there is no fire hydrant on the West side

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:01 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on Feb 20, 2025

Signed  _____

Printed Jody Sanders






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Final Audit Report

2025-02-20

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