

# Shadow Run



4131 Gunn Highway, Tampa, FL 33618

[board@ourshadowrun.com](mailto:board@ourshadowrun.com)

## SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING OF THE SHADOW RUN HOMEOWNERS' ASSOCIATION

The Annual Meeting of the Association will be held:

**Date:** April 30, 2025

**Time:** 6:00pm. (Registration at 5:30pm)

**Place:** Riverview Library, 9951 Balm Riverview Rd., Riverview, FL 33569

The purpose of the Meeting is to review and vote on the 2025-2026 operating budget, the proposed amended and restated declaration of protective covenants, and to transact any other business that may legally come before the Association.

In accordance with Florida Statute 720.306(1)(a), a quorum of the membership (30%) must be present in person or by proxy at the meeting in order for the business of the association to be conducted. Therefore, it is **VERY IMPORTANT** that you complete the proxy included in this mailing and/or attend the meeting, if possible.

Article VI, Section 3 of the Shadow Run Bylaws requires the proposed budget for the Association to be adopted by a majority of the voting interests present, in person or by proxy, at a duly noticed membership meeting, provided quorum has been attained.

*Please note the following information about PROXIES: A proxy is for the purpose of appointing another person to represent your vote for you as you have indicated in the event that you might not be able to attend the meeting. Please vote, sign, date, and mail or email the proxy you included in this "Second Notice" in the postage prepaid green envelope, whether or not you plan to attend in person, or email the proxy to [darchambault@greenacre.com](mailto:darchambault@greenacre.com). This will ensure that we have the representation needed at the meeting and will avoid the possibility of any costly delays. If you appoint a proxy and later decide you will attend the meeting in person, your proxy may be withdrawn by you so that you may vote in person.*

There were nine (9) open seats for the Board of Directors for the 2025 - 2026 term. Seven (7) members responded to the request for candidates. The time period to submit an intent to run for the Board concluded on March 31, 2025 at 5pm. Since there are fewer candidates running for the Board than there are open seats, the Association does not need to hold an election, per Article III of our Bylaws. The individuals that timely submitted their intent to run forms will automatically be seated on the Board.

YOUR VOTE IS IMPORTANT SO PLEASE COMPLETE YOUR LIMITED PROXY AND MAIL OR EMAIL TO THE ADDRESS ABOVE IMMEDIATELY. THIS WILL ALSO HELP ATTAIN A QUORUM IN ORDER TO CONDUCT BUSINESS. IF YOU NEED A REPLACEMENT PROXY, PLEASE CONTACT DAWN ARCHAMBAULT AT 813-936-4149 OR VIA EMAIL AT [darchambault@greenacre.com](mailto:darchambault@greenacre.com)

Date: April 2, 2025

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BY ORDER OF THE BOARD OF DIRECTORS

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## **ANNUAL MEMBERSHIP MEETING - AGENDA**

April 30, 2025, 6:00 p.m.

1. Call to Order
  - a. Calling of the roll (Establish Quorum)
  - b. Certifying of proxies
2. Proof of notice of meeting or waiver of notice
3. Reading and disposal of any unapproved minutes
4. Reports of Officers
5. Reports of Committees
6. Election of Inspectors of Election
  - a. Review and Vote – Budget (2025/2026)
  - b. Review and Vote – Amendments to Revitalized Community Covenants and Restrictions
7. Announcement of New Board of Directors
8. Unfinished Business
9. New Business
10. Adjournment

## **BOARD OF DIRECTORS**

### **ORGANIZATIONAL MEETING - AGENDA**

(Immediately Following the Annual Meeting)

1. Calling of roll
2. Election of officers
3. Reading and disposal of any unapproved minutes
4. Business
5. Designation of signatories on association bank accounts
6. Designation of liaison to manager and attorney
7. Procedures for Board receipt of Board meeting information
8. Limited authorities granted regarding emergency expenditures
9. Responsibility of Meeting minutes
10. Posting meeting notices
11. Next meeting date
12. Board member certification
13. Adjournment