

Shadow Run



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

March 24, 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 March 24, 2025.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Parker
David Tsang
Etienne Nortje
Lisa Tackus
Michelle Pearson
Lee Alexander (Zoom)
Jody Sanders (Zoom)

Directors Absent:

Ashley Falvey

Staff Present:

Dawn Archambault, CAM

Guests:

Fred and Karissa Hendershot
James Selvey
Jeff and Janice Ward
Jody Sanders (Zoom)
Karen Greaves (Zoom)
Shannon (Zoom)
Mark Hornick (Zoom)
Ramon (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 David Tsang to approve the February 19, 2025 Board Meeting Minutes as presented. The **motion was seconded** by Lisa Tackus. **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 11507 Heron Hills – Roof Replacement

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

2 12505 Lake Hills Drive – New Build/Construction

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

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- 3 11205 Mist Moor Court – Roof Replacement
Motion made by Michelle Pearson to approve the application request for the roof as presented. **Motion 2nd** by David Parker. **Motion passed**, unanimous in favor.
- 4 11911 Sugarberry Drive – RV Carport In Back Yard
Motion made by Lee Alexander to approve the application request for the RV Carport as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- 5 12407 Wexford Hills Road – Roof Replacement
Motion made by Michelle Pearson to approve the application request for the roof as presented. **Motion 2nd** by David Parker. **Motion passed**, unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – No report.
- Common Grounds – No report.
- Welcome – Lisa Tackus presented the report. Lisa Tackus and Michelle Pearson are handling this on a quarterly basis and are always accepting new swag for the welcome bags.
- Social – Lee Alexander presented the report. A community clean up event is scheduled for April 5th. The Spring Event will be held on April 19th from 10:00 a.m. to noon. Volunteers are needed. More details to follow.
- Cameras – Etienne Nortje presented the report. The FLOCK renewal is up in June/July and attempts were made to negotiate the renewal.
- Dam – Etienne Nortje presented the report. An owner bought cameras and has donated money to pay for the first year or two at the rate of \$15 per month as there has been an uptick in vandalism. The Shumaker Law Firm is currently assessing the documents including the original settlement agreement. A meeting is held with the attorney every two to three weeks. The seed will be laid during the rainy season, as recommended, to obtain maximum germination.

VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): Account 5551 requested a 90-day extension to get their fence/gate replaced as they are getting quotes and vendors are twelve to sixteen weeks out. **Motion made** by Etienne Nortje to approve the 90-day extension to cure the fence/gate violation. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor. Discussion took place regarding account

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6054's dead tree. The CAM will attempt to contact the owner to discuss. This decision has been tabled.

- Legal (Provided in Board Packet):

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- Insurance Policy – This is due to renew at the end of January.

IX. NET MEETING DATE

- April 30, 2025 – Annual Meeting (Riverview Public Library), 7 p.m. and via Zoom.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Several county representatives attended and gave a quick presentation concerning the Bell Creek Nature Preserve Project. An owner mentioned that Shadow is no longer legible on the South side of the West entrance.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:53 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____