

Shadow Run



4131 Gunn Highway, Tampa, FL 33618

board@ourshadowrun.com

Annual Membership Meeting Minutes

IN PERSON: Riverview Public Library,
Community Room A, 9951 Balm Riverview Rd., Riverview, FL

DRAFT

April 30, 2025 at 6:00 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

- a. Calling of the roll (Establish Quorum) - Etienne Nortje called the meeting to order at 6:04 p.m., as there was a quorum of the membership present, with 239 members present either by proxy or in person.
- b. Certifying of Proxies - Owners to include Darcy, Renee, Lonaye and Kelly certified the proxies received thus far.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The notice of meeting and agenda was posted as required by Association documents and Florida statutes. The Affidavit of Mailing was also shown to those in attendance.

III. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

A motion was made by **Jimmy** Selvey to approve the April 25, 2024 Annual Membership Meeting Minutes as presented. The motion was seconded by **Tina** Holly. **Motion passed**, unanimous, all in favor.

IV. REPORTS OF OFFICERS

Discussion took place about the **dam** and lake. High level updates were provided to the Membership regarding various ongoing efforts to achieve the Membership's request to "Save the Dam to Save the Lake," including attorney interactions, donations, plantings, erosion-control-grass, etc. A member asked about the survey results and it was communicated that the overwhelming majority of residents would support reasonable efforts and costs to preserve the future of the dam. It was communicated that any questions, comments, concerns can be addressed to dam@ourshadowrun.com, including/especially those who are interested in volunteering.

V. REPORTS OF COMMITTEES

None

VI. ELECTION OF INSPECTORS OF ELECTION

a. **Budget (2025/2026)**

The 2025/2026 Board adopted budget was voted on **and passed** by Membership in accordance with Bylaws Article VI, Section 3. Annual assessment will remain at \$250 per parcel. This was certified by the owner volunteers to include Darcy, Renee, Lonaye and Kelly.

b. **Revitalized Community Covenants and Restrictions**

It was announced that *"Since we need 232 approval votes to pass the proposed changes to the governing documents, and since not enough members have yet voted on this issue, we are making a motion to recess and temporarily adjourn the portion of this meeting to another specific date and time to continue to seek proxies from Members who have not yet voted."*

Ashley Falvey made the following motion:

"I move that the membership recess and temporarily adjourn the portion of this meeting dealing with the proposed changes to the governing documents until the meeting of the Membership scheduled for May 29th, 2025, at 7:00 P.M. at this same location, to seek additional proxies and votes from members who have not yet voted."

Lee Alexander seconded the motion. **Motion passed**, unanimous, all in favor.

VII. ANNOUNCEMENT OF NEW BOARD OF DIRECTORS

In accordance with Bylaws – Article III, Section II, Part D: “If there are fewer candidates than vacancies to be filled, the candidates who have been nominated shall be automatically elected to fill vacancies...” Accordingly, the new board of directors are **Michelle** Pearson, **Lisa** Tackus, **Ashley** Falvey, **Lee** Alexander, **David** Parker, **David** Tsang and **Etienne** Nortje, since no other owners submitted a notice of intent by the deadline.

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. ADJOURNEMENT

The Annual Members Meeting was adjourned at 7:28 p.m. and the recessed topic regarding revitalizing the Community Covenants and Restrictions will reconvene on May 29, 2025 at 7:00 p.m. at the Riverview Public Library.

Respectfully submitted for the Secretary, these minutes were approved on _____

Signed: _____

Printed: _____