

# Shadow Run



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## **Board of Director Meeting**

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

# **DRAFT**

**April 30, 2025**

**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 approximately 7:00p.m. April 30, 2025 (During Annual Membership Meeting Recess)

### **II. ROLL CALL – NOTICE OF MEETING**

#### **Directors Present:**

David Parker  
David Tsang  
Etienne Nortje  
Ahsley Falvey  
Michelle Pearson  
Lee Alexander

#### **Directors Absent:**

Lisa Tackus

#### **Staff Present:**

Dawn Archambault, CAM

#### **Guests:**

Sign In Sheet

Quorum was established. The notice of meeting and agenda was posted as required by the documents and Florida statutes.

### **I. APPROVAL OF MEETING MINUTES**

A motion was made by Dave Tsang to approve the March 24, 2025 Board Meeting Minutes as presented. The motion was seconded by Ashley Falvey. Motion passed, unanimous, all in favor.

### **II. ARCHITECTURAL REQUESTS**

#### **1 11302 Hoot Owl Court – Aluminum Patio Covers**

**Motion made** by Michelle Pearson to approve the application request for the aluminum patio covers as presented. **Motion 2<sup>nd</sup>** by Etienne Nortje. **Motion passed**, unanimous in favor.

#### **2 12624 Lake Hills Drive – Fence**

**Motion made** by Lee Alexander to approve the application request for the fence as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.

#### **3 11204 Tralee Drive – Shed**

**The application's decision was tabled.**

- 4 12504 Wexford Hills Drive – Pool

**Motion made** by Ashley Falvey to approve the application request for the in-ground fiberglass pool as presented. **Motion 2<sup>nd</sup>** by Michelle Pearsson. **Motion passed**, unanimous in favor.

- 5 12504 Wexford Hills Drive – Carport

**Motion made** by Ashley Falvey to approve the application request for the carport as presented. **Motion 2<sup>nd</sup>** by Michelle Pearson. **Motion passed**, unanimous in favor.

### III. NEW BUSINESS

- “Shumaker to Becker Transition” re: Shadow Run Homeowners’ Association (SR-HOA) and Shadow Run Dam Corporation (SRDC)

It was explained to the Board that the firm (Shumaker), which was retained to assess the future legal structure/relationship between SRDC and SR-HOA, has divided into two distinct law firms. For the SRDC / SR-HOA effort to continue, a law form, “transition agreement,” needs to be signed, which will allow the work to continue under Becker & Poliakoff, rather than the current Shumaker firm. Such an agreement can only be signed by a designee once the Board approves it.

**Motion made** by Ashley Falvey to sign the document. **Motion 2<sup>nd</sup>** by Dave Tsang. **Motion passed**, unanimous in favor.

There being no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Respectfully submitted for the Secretary, these minutes were approved on \_\_\_\_\_

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_