

# 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

**APPROVED**

**February 19, 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 February 19, 2025.

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

##### Directors Present:

David Parker

David Tsang

Etienne Nortje

Lisa Tackus

Ashley Falvey

Lee Alexander (Zoom)

Jody Sanders (Zoom)

Michelle Pearson (Zoom)

##### Directors Absent:

None

##### Staff Present:

Dawn Archambault, CAM

##### Guests:

Andrea Rodriguez

Allison Parker

Gary Whitehurst

Shannon (Zoom)

Paul (Zoom)

Robert Anderson (Zoom)

Xavier Higgs (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 January 15, 2025 Board Meeting Minutes as presented. The **motion** was **seconded** by David Parker. **Motion passed**, unanimous, all in favor.

#### IV. ARCHITECTURAL REQUESTS

##### 1 11901 Shadow Run Blvd. - Paint

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

##### 2 12202 Shadow Run Blvd. - Fence

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

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- 3 11911 Sugarberry Drive – RV Carport In Back Yard  
**Motion made** by Lisa Tackus to deny the application request for the RV carport because an ARC 3 needs to be submitted by the owners and a letter needs to be mailed to the adjacent owners. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 4 11303 Sweet Bay Court - Fence  
**Motion made** by Lisa Tackus to approve the application request for fence as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 5 11312 Tralee Drive - Gazebo  
**Motion made** by Lisa Tackus to approve the application request for gazebo as presented. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.

## V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the January 31, 2025 balance sheet.  
2025-26 Draft Budget Adoption by Board – Ashley Falvey presented the proposed 2025-26 budget. **Motion made** by Ashley Falvey to adopt the 2025-26 proposed budget as presented with the annual fee remaining \$250 per unit. **Motion 2<sup>nd</sup>** by David Tsang. **Motion passed**, unanimous in favor.
- Common Grounds – Lee Alexander presented the report. The West side well water is not working. Accurate Drilling Solutions is troubleshooting but there might be challenges with the West side well.
- Welcome – Lisa Tackus presented the report. The first rounds have been completed. There are no new ones this quarter thus far. The request for business owner's swag to be placed in the welcome packets is posted on the website.
- Social – Lee Alexander presented the report. The Spring Event will be held on April 19<sup>th</sup> which is the Saturday before Easter. Some of the needs are a photographer and bunny. A planning meeting will be held in a few weeks. This is not an association sponsored event but rather a neighborhood event.
- Cameras – There is no update.
- Dam – Etienne Nortje presented the report. An anonymous donor paid to have brush cleared (~\$2,800) on North side for inspections and also purchased fertilizer and seed "erosion control DOT mix" (~\$3000) for the dam. To realize maximum germination rate, the use of an overseeding machine is required. This is a service provided by existing vendor Turner's Edge. **Motion made** by Ashley Falvey to approve option 2 on the Turner's Edge Proposal with a maximum expenditure of \$2,000. **Motion 2<sup>nd</sup>** by David Parker. **Motion passed**, unanimous in favor.

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## VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): Discussion took place regarding exposed tree stumps post hurricane. **Motion made** by David Tsang to have CAM do violations for exposed root balls (where tree fell over for example). **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.
- Legal (Provided in Board Packet):  
**Motion made** by David Tsang to escalate account 5560, substantially obscure boat from view, to the attorney as per the violation policy. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.  
**Motion made** by David Tsang to escalate account 6019, discolored house, plant new sod where dirt is throughout the yard and remove the vines from the house, to the attorney as per the violation policy. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.

## VII. UNFINISHED BUSINESS

- None

## VIII. NEW BUSINESS

- Discussion of Request Associated with Account 5562  
**Motion made** by David Tsang not to accept the offer regarding account 5562 and no fees will be waived. **Motion 2<sup>nd</sup>** by Ashley Falvey. **Motion passed**, unanimous in favor.
- Number of HOA Board of Directors  
**Motion made** by Ashley Falvey to set the maximum number of board members to nine for the 2025-2026 fiscal year. **Motion 2<sup>nd</sup>** by David Tsang. **Motion passed**, unanimous in favor.
- Retention of Law Firm Regarding Settlement Agreement and Future of SRDC  
**Motion made** by David Tsang to retain the Shumaker Law Firm, a corporate attorney group, and to sign the engagement letter. **Motion 2<sup>nd</sup>** by Etienne Nortje. **Motion passed**, unanimous in favor.  
  
**Motion made** by Ashley Falvey to allow Etienne Nortje and David Tsang to consult the Shumaker Law Firm as needed regarding the dam with a maximum approved expenditure of \$10,000 and to provide monthly updates. **Motion 2<sup>nd</sup>** by David Parker. **Motion passed**, unanimous in favor.

## IX. NET MEETING DATE

- Date to be determined (Riverview Public Library), 7 p.m. and via Zoom.

## X. PROPERTY OWNERS – Agenda Items (3 minutes)

- It was suggested to spread the seeds closer to the rainy season.

## XI. ADJOURNMENT

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

# Shadow Run



Respectfully submitted for the Secretary,

These minutes were approved on \_\_\_\_\_.

Signed \_\_\_\_\_ Printed \_\_\_\_\_