

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

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

APPROVED

May 29, 2025 Immediately Following Reconvened Annual Membership Meeting

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 7:08 p.m. on May 29, 2025.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Tsang

Ashley Falvey

Etienne Nortje

Lisa Tackus

Michelle Pearson (Arrived at 7:24 p.m.)

Directors Absent:

Lee Alexander

David Parker

Staff Present:

Dawn Archambault, CAM

Guests:

Radu Magherusan

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 April 30, 2025 Board Meeting Minutes as presented. The **motion was seconded** by Ashley Falvey. **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 12106 Shadow Run Blvd. – Fence

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

2 12203 Timberlake Road – Fence

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

3 11204 Tralee Drive – Shed

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

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- 4 12205 Timberlake Road – Driveway Repair/Modification and Fence
Motion made by Lisa Tackus to approve the application request for the driveway repair/modification and fence as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the April 30, 2025 balance sheet.
- Common Grounds – Etienne Nortje gave the report. Deloy Wilkerson purchased and installed two new American Flags
- Welcome – Lisa Tackus and Michelle Pearson presented the report. There are seven new owners which will be greeted in June. Neighborhood businesses are encouraged to present swag to be included in the welcome packets.
- Social – No Report
- Cameras – No Report
- Dam – Etienne Nortje presented the report. New sod will be installed at the dam on June 27th. The corporate filing was renewed.

VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): Account 6054 – Dead Tree – **Motion made** by Etienne Nortje to escalate the violation to the attorney. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor. Account 5261 – Fence Repair/Replacement **Motion made** by Etienne Nortje to escalate the violation to the attorney. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor. Account 5627 – Repair the damaged, dangerous, unsightly shed visible from the street. **Motion made** by Etienne Nortje to escalate the violation to the attorney. **Motion 2nd** by Ashley Falvey. David Tsang abstained. **Motion passed**.
- Legal (Provided in Board Packet): Account 6019 - \$308.85 Pre-litigation costs. **Motion made** by Etienne Nortje to ratify the pre-litigation costs for the violation letter. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- Account 0709 – Owner Request – Three month pause on violations. **Motion made** by Etienne Nortje to grant the 90-day pause on violations. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.

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- Account 6019 – Owner Request -House Painting Extension – July 31, 2025.
- Account 6019 - Vines Violation – Owner Removed Vines but Jasmine Exists at Garage Area – **Motion made** by Etienne Nortje to grant the painting extension request with a deadline of July 31, 2025 and to clear the other violations. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.

IX. NEXT MEETING DATE

- To be Determined

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- A homeowner brought up a concern about a fluorescent yellow house in the community. Discussion took place. There is no color palette so the color cannot be disapproved; however, gloss paint finishes are not permitted. It was suggested by an owner to plant viburnums around the electrical box that is an eyesore at the main entrance.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted for the Secretary,
These minutes were approved on Jul 11, 2025

Signed Etienne Nortje Printed Etienne Nortje

2 2025May29BoardMeetingMinutesAPPROVED

Final Audit Report

2025-07-11

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