

Shadow Run



4131 Gunn Highway, Tampa, FL 33618

board@ourshadowrun.com

Board of Director Meeting
IN PERSON: Riverview Public Library,
Community Room A, 9951 Balm Riverview Rd., Riverview, FL

APPROVED

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 2nd** 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 2nd** 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 2nd** by Michelle Pearson. **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 2nd** 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 2nd** 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: *Etienne Nortje*
Etienne Nortje (Sep 25, 2025 15:49:49 EDT)

Printed: Etienne Nortje

2025April30BoardMeetingMinutesAPPROVED

Final Audit Report

2025-09-25

Created:	2025-09-25
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