

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
APPROVED
September 17, 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 September 17, 2025.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

Ashley Falvey
David Parker
David Tsang
Lee Alexander
Etienne Nortje
Lisa Tackus

Directors Absent:

Michelle Pearson

Staff Present:

Dawn Archambault, CAM

Guests:

Gary Whitehurst
Greg and Stacia Cain

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 Lisa Tackus to approve the August 20, 2025 and August 21, 2025 Board Meeting Minutes as presented. **The motion was seconded** by Ashley Falvey. **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 11201 Kerry Hills Court – **Fence**

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

2 11301 Sandpine Road – **Windows**

Motion made by Etienne Nortje to approve the application request for the windows as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.

3 12911 Shadow Run Blvd. – **Roof**

Motion made by Etienne Nortje to approve the application request for the roof as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.

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- 4 11203 Silk Oak Court – **Shed**
Motion made by Etienne Nortje to approve the application request for the shed as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 5 12112 Timberlake Road – **Roof**
Motion made by Etienne Nortje to approve the application request for the roof as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 6 12201 Timberlake Road - **Paint**
Motion made by Etienne Nortje to approve the application request for the paint as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 7 11303 Donneymoor Drive - **Roof**
Motion made by Lisa Tackus to approve the application request for the roof as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- 8 11303 Donneymoor Drive – **Storage Garage (Extension of House), Caged Lanai and Pool, Pool Deck**
Motion made by David Tsang to approve the application request for the storage garage, caged lanai and pool, pool deck, as presented. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the August 31, 2025 balance sheet. **Motion made** by Etienne to accept the 6% Turners Edge contractual increase. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.
- Common Grounds – Etienne Nortje presented the report. The flag pole rope snapped at the west side entrance and this is in progress to get it fixed.
- Welcome – Lisa Tackus presented the report. The committee is caught up distributing welcome material to the new owners through the end of July. The committee is pushing for more community involvement.
- Social – Lee Alexander presented the report. The next community function will be the Halloween event to be held on October 26, 2025, the Sunday before Halloween.
- Cameras – David Tsang presented the report. There was a hit and run and the vehicle fled into Shadow Run. The license plate was ran with zero hits. Etienne Nortje will be meeting with Flock Satety on September 26, 2025. The cameras will be audited and a technician will be servicing the equipment, as it appears that many tags are not getting hits as they should, as Etienne Nortje researched the hits on his own vehicle tags, which were not consistent.
- Dam – Etienne Nortje presented the report. The grass is in great shape. The weeds and brush should be kept there to help mitigate erosion as much as possible.

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VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet): There are none that are being recommended for escalation this month.
- Legal (Provided in Board Packet): **Motion made** by Etienne Nortje to escalate the homeowner accounts regarding collection matters on the attorney action report which consist of the fourth through the eighth homeowner accounts listed, with the exception of account **5572**, as Etienne Nortje would like the opportunity to contact this owner directly. **Motion 2nd** by David Tsang. **Motion passed**, unanimous in favor.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- Gate 60-Day Extension Request – **Motion made** by Etienne Nortje to grant the 60-day extension. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

IX. NET MEETING DATE

- October 15, 2025 – (Riverview Public Library), 7 p.m.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- An owner as well as Ashley Falvey suggested that the association request a refund from Flock Safety since we don't know how long the cameras have not been working accurately. The west side inbound and outbound areas are not working. The analytics will be ran and the history will be checked. Potentially changing the meeting day was discussed again but the board will not changing the meeting day was discussed again; but the board will not change the date presentl, as there is no evidence that this would increase audience participation at the meetings.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on 15-Oct-2025.

Signed *Etienne Nortje*
Etienne Nortje (Nov 17, 2025 09:58:51 EST)

Printed Etienne Nortje
