

Shadow Run



Board of Directors Meeting Agenda

January 21, 2026 / 7pm

Riverview Public Library, Meeting Room 137, 9951 Balm Riverview Road, Riverview

1. **Call to Order**
2. **Roll Call / Establish Quorum**
3. **Approval of Meeting Minutes**
 - November 19, 2025
4. **Architectural Requests**
 - 12618 Lake Hills Drive – **Storage Container**
 - 12704 Shadow Run Blvd. – **Windows**
 - 12104 Timberlake Drive – **Windows/Doors**
 - 12203 Timberlake Road - **Fence**
 - 11301 Tralee Drive – **Roof**
5. **Monthly Updates/Reports:**
 - Finance/Treasurer
 - Common Grounds
 - Welcome
 - Social
 - Cameras
 - Dam
6. **Management Company**
 - Violations (In Board Packet)
 - Legal (Provided in Board Packet)
7. **Unfinished Business**
 - None
8. **New Business**
 - CPA Change in Vendors Due to Significant Delays
 - Account 5569 Payment Plan Request
 - Board Adoption of 2025-26 Proposed Budget
9. **Next Meeting Date**
 - To be Determined
10. **Property Owners**
 - Agenda Items Only (3 Minutes Per Parcel Owner)
11. **Adjournment**