

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library,
Community Room 109-A, 9951 Balm Riverview Rd., Riverview, FL

APPROVED

April 13, 2026 at Immediately Following Organizational 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 6:19 p.m. on April 13, 2026.
- Directors Present: David Tsang, Lee Alexander, Lisa Tackus, Ashley Falvey, Paul Rendleman, Etienne Nortje. (Director Absent: Michelle Pearson)

II. PROOF OF NOTICE OF MEETING

- 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 March 11, 2026 Board Meeting Minutes as presented. The **motion was seconded** by David Tsang . **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

- 11304 Leprechaun Drive – **Exterior House Paint**
Motion made by Ashley Falvey to approve the application request for the exterior house paint as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- 12610 Lake Hills Drive (2) Lot 24 – **New Build Construction**
Motion made by Ashley Falvey to approve the application for new build construction as presented with the set back from the street being 39 feet instead of 50 feet due to the wetlands. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

V. NEXT MEETING DATE

- Board Meeting – May 20, 2026 at 7:00 p.m.

VI. PROPERTY OWNERS

- Agenda Items Only (3 Minutes Per Parcel Owner)
- Discussion took place regarding the dam
- The owners of 11207 Donneymoor Drive stated that they were not aware that they were a part of the HOA but are now aware that the HOA is not optional.

VII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:07 p.m.

Shadow Run



Respectfully submitted for the Secretary,

These minutes were approved on 21/05/2026.

Signed [Etienne Nortje](#)
[Etienne Nortje \(May 21, 2026 11:02:09 EDT\)](#)

Printed Etienne Nortje






2026April13BoardMeetingMinutesAPPROVED

Final Audit Report

2026-05-21

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