

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library,
Meeting Room A & B, 9951 Balm Riverview Rd., Riverview, FL

APPROVED

March 11, 2026 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

David Tsang called the Shadow Run Homeowners' Association, Inc. Board of Directors meeting to order at 7:00 p.m. on March 11, 2026.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

David Tsang

David Parker

Lisa Tackus

Lee Alexander

Michelle Pearson

Directors Absent:

Etienne Nortje

Ashley Falvey

Staff Present:

Dawn Archambault, CAM

Guests:

John Lindsay

Diane Lindsay

Ron and Shelley Terrelong

Mike Holloway

Travis Strammer

Angela Mathews

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 January 21, 2026 Board Meeting Minutes as presented. The **motion was seconded** by David Parker. **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 11302 Donneymoor Drive – **Build Dock**

Motion made by Lee Alexander to approve the application request for the dock as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

2 11302 Donneymoor Drive – **6' Vinyl Fence Installation with Gate**

Motion made by Lee Alexander to approve the application request for the 6' vinyl fence installation with gate as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

3 11514 Heron Hills Lane – **Installation of Generator**

Motion made by Lee Alexander to approve the application request for the installation of generator as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

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- 4 11201 Leprechaun Drive – **Addition to Home**
Motion made by Lisa Tackus to approve the application request for the addition to home with conditions as described; construction matching the existing structure and the roof structure being homogenous. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.
- 5 11212 Shadow Run Blvd. – **House Painting**
Motion made by Lee Alexander to approve the application request for the house painting as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- 6 11912 Sugarberry Drive – **Replace All Windows and Front**
Motion made by Lee Alexander to approve the application request to replace all windows and front as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- 7 11917 Sugarberry Drive – **Paving of Driveway**
Motion made by Lee Alexander to approve the application request for the paving of driveway as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- 8 11205 Tralee Drive – **Front Door Replacement**
Motion made by Lee Alexander to approve the application request for the front door replacement as presented. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – No report.
- Common Grounds – No report.
- Welcome – Lisa Tackus and Michelle Pearson presented the report. They will be visiting the new owners and getting all caught up.
- Social – Lee Alexander presented the report. The Halloween contest was a success and the winners have been contacted. The annual Easter Egg Hunt is scheduled for April 4th, the Saturday before Easter.
- Cameras – David Tsang presented the report. There have been no requests.
- Dam – A community townhall was recently held.

VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
- **Motion made** by David Tsang to approve account 5957, remove sign from the property, to be escalated to the attorney. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.

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- **Motion made** by David Tsang to approve the two-week extension requested by account 5668 for the RV in view.. **Motion 2nd** by Michelle Pearson. **Motion passed**, unanimous in favor.
- **Motion made** by David Tsang to approve the extension request through June 2026 for account number 5756 to submit an Architectural Request to paint their discolored house. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimous in favor.
- Legal (Provided in Board Packet):
- **Motion made** by David Tsang to escalate the accounts listed on the attorney status report as per the attorney’s recommendation and adhering to the collection policy in place. **Motion 2nd** by Lee Alexander. **Motion passed**, unanimous in favor.

VII. UNFINISHED BUSINESS

- None

VIII. NEW BUSINESS

- Discussion of FLOCK Camera Locations – Discussion took place and it was mentioned that there is a reliability issue with the e in bound camera on the west side. The county won’t allow the camera to be relocated. The FLOCK Camera Contract is up for renewal in the coming months and a 60-day written notice is required to cancel.

IX. NEXT MEETING DATE

- Annual Membership Meeting April 13, 2026– (Riverview Public Library), 6:00 p.m.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- David Tsang mentioend that a person was recently attackewd by a wild boar in Belle Creek but there are no fshing and hunting signs posted.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:44 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on 18/05/2026.

Signed Etienne Nortje
Etienne Nortje (May 18, 2026 10:10:38 EDT)

Printed Etienne Nortje