

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

IN PERSON: Riverview Public Library,
Meeting Room 108, 9951 Balm Riverview Rd., Riverview, FL

DRAFT

May 20, 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

Etienne Nortje called the Shadow Run Homeowners' Association, Inc. Board of Directors meeting to order at 7:02 p.m. on May 20, 2026.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:

Etienne Nortje

Paul Rendleman

Lisa Tackus

Ashley Falvey

Directors Absent:

Michelle Pearson

David Tsang

Staff Present:

Dawn Archambault, CAM

Guests:

Ronald and Shelby Waldo

Robert Alderson

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 Ashley Falvey to approve the April 13, 2026 Organizational and April 13, 2026 Board Meeting Minutes as presented. The **motion was seconded** by Lisa Tackus . **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

- 1 11918 Sugarberry Drive – **Privacy Fence Side of House**
- 2 11414 Donneymoor Drive – **Windows**
- 3 11505 Heron Hills Lane – **Paint House**
- 4 11906 Shadow Run Blvd. – **Paint House**
- 5 11505 Heron Hills Lane– **Landscaping**
- 6 12106 Timberlake Road – **Roof Replacement**
- 7 11313 Leprechaun Drive – **Paint House**
- 8 11310 Donneymoor Drive – **Garage Door, Fencing Stain, Concrete Coating**
- 9 11510 Heron Hills Drive – **Roof Replacement**
- 10 12117 Shadow Run Blvd. – **Gutters, Fascia, Entry and Lanai Ceilings**
- 11 11207 Donneymoor Drive – **Shed**

Motion made by Lisa Tackus to approve the aforementioned application requests. **Motion 2nd** by Ashley Falvey. Paul Rendleman **abstained** (*did not have portal access to review*). **Motion passed.**

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V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the April 30, 2026 balance sheet. The year-end financials are in progress.
- Common Grounds – Etienne Nortje presented the report. Great progress is being made on the dam with revitalized SRDC Board of Directors in place. Dave Parker is primary point of contact.
- Welcome – Lisa Tackus presented an update. Potential enhancements to the current progress was discussed.
- Social – Lee Alexander presented the report. The Easter Event was cancelled due to a lack of volunteer availability.

VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
 - **Motion made** by Ashley Falvey to approve the 90-day extension request to substantially obscure the trailer from view for account 5474. **Motion 2nd** by Paul Rendleman. **Motion passed**, unanimously in favor.
 - **Motion made** by Ashley Falvey to approve a 90-day extension to remove the miscellaneous construction debris in the backyard and side-yard that are visible from the street and not behind the fence for account 0709. **Motion 2nd** by Paul Rendleman. **Motion passed**, unanimously in favor.
- Legal (In Board Packet):
 - **Motion made** by Ashley Falvey to escalate the second and seventh account listed on the attorney status report as per the attorney’s recommendation and adhering to the collection policy in place. **Motion 2nd** by Lisa Tackus. **Motion passed**, unanimously in favor.

VII. UNFINISHED BUSINESS

- FLOCK Camera Contract
 - **Motion made** by Etienne Nortje to not renew the FLOCK Camera Contract which terminates on July 20, 2026, and to potentially explore other community owned systems for consideration. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
 - E-mail will be sent by Etienne and Dawn will follow up with regular and certified mail.

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VIII. NEW BUSINESS

- Account 7862 – Extension Request
 - **Motion made** by Lisa Tackus to approve the 90-day extension request to substantially obscure the RV from view. **Motion 2nd** by Ashley Falvey. **Motion passed**, unanimous in favor.
- Account 5638 – Extension Request
 - The ARC application is approved so this request is no longer needed.
- The Association has reserve funds which are currently not earning any measurable interest. Association CAM will discuss the situation with accounting department in an attempt to understand available no-risk (CD,MM) investment options, including terms and penalties. Once at least 3 options are summarized, Ashley Falvey will present them at a Board meeting.

IX. NEXT MEETING DATE

- June 17, 2026– (Riverview Public Library), 7:00 p.m.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Additional discussion took place about the FLOCK cameras.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:07 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on _____.

Signed _____ Printed _____