

Shadow Run



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2026 Annual Membership Meeting Minutes

**IN PERSON: Riverview Public Library,
Community Room 109-A, 9951 Balm Riverview Rd., Riverview, FL
April 13, 2026 at 6:00 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

- The meeting was convened at 6:02 p.m. for the purpose of determining quorum by Etienne Nortje.
- Because only 103 members were present in person or by proxy, constituting 26.7% of the membership, the required 30% quorum was not achieved and no business could be conducted.
- Accordingly, the Annual Membership Meeting was adjourned due to lack of quorum.

II. PROOF OF NOTICE OF MEETING

- Notice of the meeting was properly posted and mailed in accordance with the Association governing documents and Florida law.

Budget (2026/2027)

Per By-law Article VI, Section 3, *"If a budget has not been approved by the membership for the accounting year by the start of said year, the budget and corresponding assessments in the amount of the last membership approved budget and assessments shall continue in force until changed by a board adopted budget that has also been membership approved as set forth above."*

Consequently, annual assessment will remain at \$250 per parcel per year.

Board Members:

Per By-law Article III, Section 2, d, *"If there are fewer candidates than vacancies to be filled, the candidates who have been nominated shall be automatically elected to fill vacancies."*

Consequently, the 2026/2027 Board of Directors are: **Dave Tsang, Lee Alexander, Michelle Pearson, Lisa Tackus, Ashley Falvey, Paul Rendleman, Etienne Nortje.**

Respectfully submitted for the Secretary, these minutes were approved on _____

Signed: _____

Printed: _____