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

APPROVED

June 17, 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 7:01 p.m. on June 17, 2026.

II. ROLL CALL – NOTICE OF MEETING

Directors Present:	Directors Absent:	Staff Present:	Guests:
Etienne Nortje	David Tsang	Dawn Archambault, CAM	LaJoyce Houston
Paul Rendleman			
Lisa Tackus			
Michelle Pearson			
Lee Alexander			
Ashley Falvey			

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 May 20, 2026 Board Meeting Minutes with the revision of adding Lee Alexander *as being present*. The **motion was seconded** by Paul Rendleman . **Motion passed**, unanimous, all in favor.

IV. ARCHITECTURAL REQUESTS

1 12106 Timberlake Road - **Roof**

- **Motion made** by Lisa Tackus to approve the aforementioned application requests. **Motion 2nd** by Paul Rendleman. **Motion passed,** unanimous in favor.

V. MONTHLY UPDATES/REPORTS

- Finance/Treasurer – Ashley Falvey presented the May 31, 2026 balance sheet.
- Common Grounds – Etienne Nortje stated that there are no updates.
- Welcome, Social – Lisa Tackus and Michelle Pearson presented the report. The welcome bags being distributed are caught up through March.

VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
  - **Motion made** by Etienne Nortje to approve escalating the discolored house violation for account number 5560 to the attorney. **Motion 2nd** by Paul Rendleman. **Motion passed,** unanimously in favor.
  - Account 5568 – Remove Miscellaneous Items from View - Tabled

- Legal (In Board Packet):
  - **Motion made** by Ashley Falvey to escalate account ending -5429on the attorney status report. **Motion 2nd** by Lisa Tackus. **Motion passed,** unanimously in favor.

VII. UNFINISHED BUSINESS

- Zero Risk Investment Options for Cash Reserves – CAM to provide an update - Tabled

VIII. NEW BUSINESS

- Account 5261 – Payment Plan Request – **Motion made** by Etienne Nortje to ratify the payment plan as presented. **Motion 2nd** by Ashley Falvey. **Motion passed,** unanimously in favor.

IX. NEXT MEETING DATE

- July 15th, 2026– (Riverview Public Library), 7:00 p.m.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- Ashley Falvey suggested making changes to the welcome letter. CAM to share the present welcome letter with the Board.

XI. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:42 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on 20/07/2026.

Signed Etienne Nortje
Etienne Nortje (Jul 20, 2026 07:58:26 EDT) Printed Etienne Nortje

2026June17BoardMeetingMinutesAPPROVED

Final Audit Report 2026-07-20

Created:	2026-07-20
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0F8w8At14TDuERVExLiTs3QsS8C77292

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