Shadow Run

Shadow Run Homeowners' Association, Inc.
Board of Directors Meeting Minutes

Riverview Public Library, Room 137, 9951 Balm Riverview Rd., Riverview, FL

APPROVED

August 19, 2026 at 7:00 p.m.

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 August 19, 2026.

II. **ROLL CALL – NOTICE OF MEETING**

Directors Present:	**Directors Absent:**	**Staff Present:**	**Guests:**
Etienne Nortje	Michelle Pearson	Dawn Archambault, CAM	None
Paul Rendleman	Ashley Falvey		
Lisa Tackus			
Lee Alexander			
David Tsang			

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 July 15, 2026 Board Meeting Minutes as presented. The motion was seconded by David Tsang. Motion passed, unanimous, all in favor.

IV. **ARCHITECTURAL REQUESTS**

1 12116 Shadow Run Blvd. – Roof
2 12905 Shadow Run Blvd. – Windows
3 11802 Shadow Run Blvd. – Roof
4 11203 Kerry Hills Court – Solar Panels
5 11915 Shadow Run Blvd. – Lot Clearance
6 12920 Shadow Run Blvd. - Deck

- Motion made by Etienne Nortje to approve the aforementioned application requests. Motion 2nd by Lee Alexander. Motion passed, unanimous in favor with the exception of 12905 Shadow Run Blvd., windows. Paul Rendleman abstained from that vote since it is his address.

V. **MONTHLY UPDATES/REPORTS**

- Finance/Treasurer – No Report. The financials are posted on the Vantaca Portal.
- Common Grounds – No Report.
- Welcome, Social – Lisa Tackus presented the report. CAM will generate the new owner reports monthly with a wider date range as sometimes the new owner information is not submitted timely to Greenacre and not updated immediately as a result. Motion made by Etienne Nortje to approve the welcome letter

version 1.1 which will be posted on Vantaca, the website and also be mailed as well as hand delivered to all new owners. Motion 2nd by Lisa Tackus. Motion passed, unanimous in favor.

VI. **MANAGEMENT COMPANY**

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
  - Account 6026 – Cease parking on grass – Motion made by Etienne Nortje to pause violation for thirty-days as the vehicle has been wrecked and the owner is waiting on the insurance adjuster to come look at the vehicle. Motion 2nd by Lisa Tackus. Motion passed, unanimous in favor.
  - All other violations listed on the August Management Report have been cured.
  - Motion made by Etienne Nortje to close all open violations from 2024 and 2025 to administratively resolve them due to aging. Motion second by Paul Rendleman. Motion passed, unanimous in favor.
- Legal (In Board Packet):
  - No board action was needed on the August 17, 2026 Attorney Status Report which was provided to the board.

VII. **UNFINISHED BUSINESS**

- Telecom National Consulting Group – Paul Rendleman presented the Letter of Agency Agreement with his recommended changes. Motion made by David Tsang to have Aaron Silberman review the Letter of Agency Agreement with Paul Rendleman's recommended changes and once finalized to have Etienne Nortje sign it. Motion 2nd by Paul Rendleman. Motion passed, unanimous in favor.
  Motion made by David Tsang to have Steven Lowie update the language in the Agency Agreement and to have Aaron Silberman review it. Motion 2nd by Paul Rendleman. Motion passed, unanimous in favor.

VIII. **NEW BUSINESS**

- None

IX. **NEXT MEETING DATE**

- August 19, 2026– (Riverview Public Library), 7:40 p.m.

X. **PROPERTY OWNERS** – Agenda Items (3 minutes)

- No owners were present other than the board of directors.

XI. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:16 p.m.

Respectfully submitted for the Secretary,

These minutes were approved on 21/09/2026

Signed Etienne Nortje (Sep 21, 2026 06:16:09 EDT) Printed Etienne Nortje

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.

2026August19BoardMeetingMinutesAPPROVED

Final Audit Report 2026-09-21

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