

Shadow Run



Shadow Run Homeowners' Association, Inc.

Board of Directors Meeting Minutes

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

APPROVED

July 15, 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 7:00 p.m. on July 15, 2026.

II. **ROLL CALL – NOTICE OF MEETING**

Directors Present:

Etienne Nortje
Paul Rendleman
Lisa Tackus
Michelle Pearson
Ashley Falvey

Directors Absent:

David Tsang
Lee Alexander

Staff Present:

Dawn Archambault, CAM

Guests:

David Parker
Steven Lowie

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 June 17, 2026 Board Meeting Minutes as presented. The motion was seconded by Paul Rendleman . Motion passed, unanimous, all in favor.

IV. **ARCHITECTURAL REQUESTS**

- 1 12106 Timberlake Road – Roof
- 2 11202 Tralee Drive – Paint
- 3 11505 Heron Hills Lane – Driveway Extension

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

V. **MONTHLY UPDATES/REPORTS**

- Finance/Treasurer – Ashley Falvey presented the June 30, 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 are made and will be distributed this weekend.

Shadow Run



VI. MANAGEMENT COMPANY

Dawn Archambault briefed the Board on the Management Report.

- Violations (In Board Packet):
 - Account 5568 – Remove Miscellaneous Items from View – Tabled
 - Account 5706 – Substantially Obscure RV from View - Tabled
- Legal (In Board Packet):
 - No board action was needed on the July 13, 2026 Attorney Status Report which was provided to the board.

VII. UNFINISHED BUSINESS

- Zero Risk Investment Options for Cash Reserves – CAM to provide an update – CAM presented her recommendations to the board.
- Motion made by Etienne Nortje to approve allocating \$50,000 of the operating funds into a Bank OZK 2.25% interest rate money market account and allocating \$100,000 of the operating funds into a Bank OZK 4.015% interest rate eight-month CD. Motion 2nd by Paul Rendleman. Motion passed, unanimous in favor.

VIII. NEW BUSINESS

- Telecom National Consulting Group – Special Guest – Steven Lowie
Steven Lowie gave a presentation regarding Telecom National Consulting Group. Steven will provide soft copies of the proposed agreement for the board and attorney to review.
- The Baldwin Group – Directors and Officers and Fidelity Bond/Crime Insurance Proposal
Motion made by Etienne Nortje to approve the \$4,187 insurance proposal as presented. Motion 2nd by Ashley Falvey. Motion passed, unanimous in favor.

IX. NEXT MEETING DATE

- August 19, 2026– (Riverview Public Library), 7:00 p.m.

X. PROPERTY OWNERS – Agenda Items (3 minutes)

- The Turner's Edge east entrance landscaping and herbicide proposals will be included on next month's meeting agenda for the board's consideration.

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 19/08/2026

Signed Etienne Nortje
Etienne Nortje (Aug 20, 2026 19:43:43 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.

2026July15BoardMeetingMinutesAPPROVED

Final Audit Report

2026-08-20

Created:	2026-08-20
By:	Dawn Archambault (darchambault@greenacre.com)
Status:	Signed
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