

# SHADOW RUN COMMUNITY ASSOCIATION, INC.

## NOTICE

### PAVING PROJECT SPECIAL ASSESSMENT MEETING

NOTICE IS HEREBY GIVEN that A Special Assessment Meeting of the Membership of Shadow Run Community Association, Inc. will be held on the following date, time and place.

**DATE:** Wednesday June 3, 2026  
**TIME:** 6:30 PM  
**PLACE:** Pool House, Clubhouse Room

### SPECIAL ASSESSMENT AGENDA

1. Call to Order
  2. Establish Quorum of the Board
  3. Proof of Notice of Meeting
  4. Board of Directors selection of paving company.
  5. Open Forum (limited to 3 minutes per owner)
  6. Board of Directors' approval of the Special Assessment
- Adjourn Meeting**

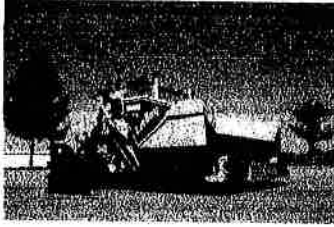
**PAVING RESERVE END OF YEAR 2026 BALANCE** **\$104,792.74**

COMPANY PROPOSAL	COST OF PAVING PROJECT	LESS PAVING RESERVES EOY FROM 2026 BALANCE SHEET	TOTAL SPECIAL ASSESSMENT AMOUNT NEEDED	TOTAL AMOUNT DUE PER UNIT
PLS COMPANY	\$165,429.00	\$104,792.74	\$60,636.26	\$730.56
WEST SHORE COMPANY	\$155,327.74	\$104,792.74	\$50,535.00	\$608.86
JW LORD & SONS COMPANY	\$145,026.00	\$104,792.74	\$40,233.26	\$484.74

**Magda Hatka, LCAM**  
**Community Association Manager**

**Mailed: May 19, 2026**

**Included in packet Revised Rules and Regulations**



**Prepared For**

Shadow Run Community Association  
(727) 514-1617

**John W. Lord & Sons**

6848 Porter Road  
New Port Richey, Fl 34653  
Phone: (727) 849-7488  
Email: rgrlord@yahoo.com

Estimate # 720  
Date 05/07/2026

Description	<i>1 yr warranty</i>	Total
Repair root damage		\$2,800.00
Repair asphalt where roots have displaced asphalt		
prepare to pave		\$15,000.00
Remove speed bumps, mill community 1.25" to 1.5" and clean		
pave with 1.5"		\$122,346.00
Prime and Pave with 1.5" SP 9.5 asphalt 78,648 sq ft		
Replace 8 speed bumps		\$1,600.00
Re-Stripe pool area		\$200.00
With 1 Handicap space		
add 7 concrete car stops		\$680.00
<b>Subtotal</b>		\$142,626.00
<b>Total</b>		\$142,626.00
<i>ADDITIONAL PARKING-</i>		<i>2,400.00</i>
		<i>145,026.00</i>



*Premier Asphalt Solutions | Licensed & Insured*

May 12, 2026

Attn: Sue  
Shadow Run HOA  
Job Site: 12522 Knoblebrook Lane, Hudson, FL

Thank you for giving us the opportunity to present this proposal to you. We pride ourselves on our commitment to quality, and we work tirelessly to ensure that every project we undertake is completed to the highest possible standard. All work is guaranteed for **Two years** and shall be performed in a workmanlike manner in accordance with State and Local Building Codes. The scope of work and associated pricing is described below:

**Scope of Work:** Commercial Asphalt Mill, Pave, & Stripe. 82,359 SF

1. Cold mill 1.25"- 1.5" current asphalt surface.
2. Street sweep and clean loose debris.
3. Haul debris to offsite location.
4. Apply emulsion tack for proper bonding.
5. Machine Pave 1.5" SP 9.5mm hot mix asphalt.
6. Compact hot asphalt with double steel drum roller and pneumatic traffic roller.
7. Rebuild Speed Bumps. (8)
8. Stripe Standard Parking Stalls. (6)
9. Stripe ADA Handicap Stalls w/ Access Isle. (1)
10. Install Concrete Parking Stops. (7)
11. All Materials, Equipment, Hauling, and Labor included.

**Project Total:** \$152,827.00

**Option:** Add Three 9' Wide Parking Stalls \$2,500.00

Again, thank you for this opportunity. Please do not hesitate to call if you have any questions.

Yours truly,  
Jacob Bedotto  
President  
Mobile: 352.587.4016  
[jacob@westshorepaving.com](mailto:jacob@westshorepaving.com)

Westshore Paving | 8111 New York Ave, Hudson, FL  
Cell: 352.587.4016 | Email: [jacob@westshorepaving.com](mailto:jacob@westshorepaving.com)  
[www.westshorepaving.com](http://www.westshorepaving.com)

*There will be a 3.5% fee applied for all credit card sales.  
The proposal is good for 30 days.*



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Acceptance of Proposal – The price, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. Any additional Legal fees or court costs in the collection of monies owed according to this contract will be borne by the customer. Payment is due upon completion of the project.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

Westshore Paving | 8111 New York Ave, Hudson, FL  
Cell: 352.587.4016 | Email: [jacob@westshorepaving.com](mailto:jacob@westshorepaving.com)  
[www.westshorepaving.com](http://www.westshorepaving.com)

*There will be a 3.5% fee applied for all credit card sales.  
The proposal is good for 30 days.*



# Proposal PARKING LOT SERVICES

P.O. Box 23125  
Tampa, Florida 33623  
Phone 813 964 6900  
Fax 813 888 8968  
www.plsotflorida.com

Proposal Submitted To

Ms. Magda Hatka  
Shadow Run Villas  
12522 Knollbrook Lane  
Hudson, FL 34669

April 29, 2026  
(727) 215-6281  
Shadow Run Villas  
12522 Knollbrook Lane  
Hudson, FL 34669

**NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL**  
We are pleased to submit this proposal for the following work at the above location.

### BID 1 ALTERNATE

#### **ASPHALT MILL & OVERLAY (73,125 SQUARE FEET / 8,125 SQUARE YARDS)**

- 1) Remove existing cement wheel stops.
- 2) Cold mill existing asphalt surface up to 1.5" depth totaling approximately 8,125 square yards.
- 3) Clean existing asphalt of dirt and debris and haul from site.
- 4) Apply liquid tack coat for proper bonding.
- 5) Level up low-lying areas with asphalt.
- 6) Overlay approximately 8,125 square yards with 1.5" of Type S3 asphalt.
- 7) Machine roll for compaction and a smooth finish, using our steel wheel vibratory and rubber tire traffic rollers.
- 8) Re-pin existing cement wheel stops.
- 9) Clean up job site.

**NOTE: PRICE INCLUDES 6 NEW SPEED BUMPS & 3 NEW PARKING AREAS TO BE OVERLAID**

#### **RE-STRIPING**

We will re-stripe your parking area using our power equipment and the best Federal Specifications paint available. The price includes:

#### IN YELLOW

- 7 Stop Bars, 6 Wheel Stops, 6 Speed Bumps, 9 Stalls

#### IN BLUE & WHITE

- 1 ADA Stall

\* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing or other surfaces.

**BID 1 ALTERNATE TOTAL INVESTMENT .....\$165,429.00**

**CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED**

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PLS is a registered Florida contractor. This proposal is valid for 30 days from the date of submission. All work is to be completed within 30 days of the start date. Payment is due within 10 days of completion. All work is to be completed within 30 days of the start date. Payment is due within 10 days of completion. All work is to be completed within 30 days of the start date. Payment is due within 10 days of completion.

Authorized Signature: **Gary Dykes / cell (813) 352-9929**

Date: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_