

SHADOW RUN COMMUNITY ASSOCIATION, INC.

April 28, 2022 at 6PM in Hudson and on Zoom

MEETING MINUTES

1. Meeting Start: 6:03PM Pledge to the Flag and Open Meeting.
2. Establish Quorum – Sue, Nancy, Andrea, Julie, Barb in person. Quorum established.
3. Read March Meeting Minutes – Julie
Minutes approved with correction. Management Report corrected from Andrew to Keith.
Julie motioned, Barb 2nd, all were in favor.
4. Financial Report for March – Nancy
Revenue - Over budget – \$ 1035.01
Total Expenses - Under budget - \$ 3,982.70
Operating Budget Balance (Excluding Reserves) - \$ 44,585.82
Lawn Contract not paid in March - \$3,450.00
Financial Report Approved – Nancy motioned, Julie 2nd, all were in favor.
5. Management Report – Andrew
Currently 3 over 30 days \$385; 3 over 60 days \$290; 1 over 90 days \$125.
Currently 1 with attorney.
Weekly inspections were done.

Management Report Approved – Sue motioned, Barb 2nd, all were in favor.
6. Report on Pool Leak - Julie
3 leaks found. 1 fixed during initial visit. 2 remaining leaks are larger and require more extensive repair. Most economic option, with a 2 year warranty, was \$2900 to repair 2 larger leaks. Following discussion among board members and with members present, board approved this vendor.
Sue motioned to fix as soon as possible, Barb 2nd, all were in favor.
7. Report on cleaning oil possible oil spills on Sugar Creek – In a culvert on Knollbrook and Sugar Creek a 2 inch pipe broke in half. Entrance Committee will repair the damage and Inform our community when repair is complete. This may resolve the potential oil leak issue.
8. Discussion and Vote on Repair Quotes – All quotes were reviewed and discussed with board members and members present. Board voted following discussion.
Pressure Washing around pool deck – RLC Pool Service following Julie’s instructions.
Sue motioned, Barb 2nd, all were in favor.
Repair Electric outlets in cabana and lighting around the pool – Electrical Professionals –
Sue motioned, Nancy 2nd, all were in favor.
New Shower Heads and shower handle repair, poles across from speed pumps, straighten street signs, repair damage around 12514 Knollbrook – Sean Phillips, local Licensed handyman.
Sue motioned, Julie 2nd, all were in favor.

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9. Announcement informing members that HOA is insured at the same limits as previous years, however almost double the cost since our previous insurer pulled out of Florida.
10. Announcement informing members that Architectural Form has been revised. Remarks are above board signatures and approved with remarks is added as a approval option.
12. Community Feedback / Questions / Comments

Millennium will be informed to allow hedges around the pool to grow to the same height as pool fence providing more privacy.

Julie motioned in favor, Nancy 2nd, all were in favor.

Barb explained that the trees on Knollbrook in the common area had to be removed due to disease and internal decomposition making them a hazard. All tree experts agreed. Pasco County agreed and issued permits for all trees requiring a permit. Discussion followed and Sue suggested that when trees are removed if the budget allowed to re-plant trees in common areas, Andrew said to add or if they are donated by a resident. Resident Kevin Murphy added that he would like to see a good size tree put in as replacement rather a small twig.

12. Meeting Adjourned – 7:15PM Sue motioned, Andrea 2nd, all were in favor.

Next Meeting – 5/26/2022 at 6:00PM in Hudson Library
June Meeting – 6/23/2022 at 6:00 PM in Hudson Library

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MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 4/28/2002; 6:00PM; Hudson Library Page: 1.

Attendees in person please sign in below:

Print Name: Kathleen Damico Sign: Kathleen Damico

Print Name: Carol Nevins Sign: Carol Nevins

Print Name: Jeanine Murphy Sign: Jeanine Murphy

Print Name: Kevin Murphy Sign: Kevin Murphy

Print Name: Deborah Ursin Sign: Deborah Ursin

Print Name: Philip Payone Sign: Philip Payone

Print Name: MIKE MURPHY Sign: Mike Murphy

Print Name: _____ Sign: _____

Print Name: _____ Sign: _____

Print Name: _____ Sign: _____

Print Name: _____ Sign: _____

Print Name: _____ Sign: _____

Print Name: _____ Sign: _____

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Print Name: _____ Sign: _____

Attended by Zoom/Phone: Tammy B., Teresa, Sheila, Lauri's mom (Martene)

