

SHADOW RUN COMMUNITY ASSOCIATION, INC.
June 23, 2022 at 6PM in Hudson and on Zoom
MEETING MINUTES

1. Meeting Start: 6:04PM Pledge to the Flag and Open Meeting.
2. Establish Quorum – Keith, Barb, Nancy, Andrea in person
3. Read May Meeting Minutes – Barb
Minutes approved.
Barb motion, Andrea 2nd, all were in favor.
4. Financial Report for May – Nancy
Revenue - \$ 2,466 Under Budget
Total Expenses - \$ 3,196.66 Over Budget
March and May Lawn Maintenance payments made in May.
Operating Budget Balance - (Money in the Bank-Excluding Reserve Fund) - \$ 34,708.37
Financial Report Approved – Barb motioned, Andrea 2nd, all were in favor.
5. Management Report – Keith
Currently 2 over 30 days-\$290, 3 over 60 days \$233, 2 over 90 days \$595.
1 sent to attorney.
Weekly inspections – complete.
Homeowner Concerns – Fishing in ponds, sign down in overflow – we put it up, they knock it down. Inconsistent signage. 2 at large lakes, Hollybrook, Sugarcreek needs a new one. Cost per sign is approximately \$150.
Management Report Approved – Barb motioned, Nancy 2nd, all were in favor.
6. Report on Cleaning Culverts - Julie
Postponed
7. Update on signage around lakes and ponds
Following discussion all board members present at the meeting agreed that signage around all lakes and ponds should be the same. It should state NO FISHING, NO SWIMMING, NO DUMPING and include statute reference. This will also protect HOA from lawsuits that may result if anyone is hurt at any of the HOA owned lakes & ponds.
Barb motioned, Sue 2nd, all were in favor.
8. Update on document review – Andrea

Andrea’s focus is to review all documents for areas possibly requiring amendments. Numerous items were discussed in the workshop. All items will be discussed in upcoming meetings, few items in each meeting as time allows.
9. Discuss hiring someone to clean the pool area, signs, and mailboxes
Keith confirmed that whoever we hire for HOA work should be licensed and insured. Quote from licensed/insured company was costly. Decision was made to obtain more quotes.

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10. Discuss potential new parking spaces on Hollybrook near and across from the pool and get community feedback

Members stated that there are utility posts/boxes and possibly other obstacles located next to and behind cabana requiring further investigation.

New Business

11. No trespass update

No trespass order for the entire community was filed with the Sheriff's Office on 6/9/2022. It has to be renewed annually by a board member. Any resident can call the police and they now have to authority to remove anyone trespassing on private property or any common area.

12. Pasco County Utilities Update

Two billing adjustments were submitted. One for high water bill due to pool leak, the other for pool overflow. The 1st one was processed resulting in a \$530.23 credit. The 2nd one is pending.

13. Community feedback / questions / comments

One member reported that someone was attempting to break into a neighbor's home. Same member reported that 3 young men were looking into one of their vehicles and into another neighbor's windows.

Everyone should contact the police if suspicious behavior is observed.

14. Meeting adjourned – 7:17PM

Barb motioned, Andrea 2nd, all were in favor.

Next Meeting – 7/28/2022 at 6:00PM in Hudson Library

August Meeting – TUESDAY 8/30/2022 at 5:00PM in Hudson Library

September Meeting – 9/22/2022 at 6:00PM in Hudson Library

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 6/23/2022; 6:00PM; Hudson Library Page: 1.

Attendees in person please sign in below:

Print Name: <u>MIKE MURPHY</u>	Sign: <u>[Signature]</u>
Print Name: <u>Sheila Gomas</u>	Sign: <u>[Signature]</u>
Print Name: <u>Kathleen Damico</u>	Sign: <u>[Signature]</u>
Print Name: <u>CAROL NEVINS</u>	Sign: <u>[Signature]</u>
Print Name: <u>KEVIN MURPHY</u>	Sign: <u>[Signature]</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>[Signature]</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>[Signature]</u>
Print Name: _____	Sign: _____
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Attended by Zoom/Phone: Ann, ~~Ter~~ Theresa, La Dawn, Tammy, Dana, Ricky, Fred,