

SHADOW RUN COMMUNITY ASSOCIATION, INC.

March 31, 2022 at 6PM in Hudson and on Zoom

MEETING MINUTES

1. Meeting Start: 6:02PM
2. Establish Quorum – Sue, Nancy, Andrea, Julie, Barb in person. Quorum established. Sue motioned, Barb 2nd, all were in favor.
3. Read and approved February Meeting Minutes – Julie
Julie motioned, Nancy 2nd, all were in favor.
4. Financial Report for February – Nancy Murphy
Revenue - Over budget – \$ 666.01
Total Expenses - Under budget - \$ 3,800.67
Operating Budget Balance - \$ 39,567.78
Financial Report Approved – Sue motioned, Andrea 2nd, all were in favor.
5. Management Report – Keith
Collections – 3 overdue by 30 days, 2 overdue by 60 days, and 1 overdue 90 days being followed up on.
Compliance – weekly inspections complete and up to date.
Homeowner Concerns – none reported.
Ponds Update – Ponds have some growth but are generally in good condition following Inspection.
Management Report Approved – Sue motioned, Andrea 2nd, all were in favor.
6. Report on Pool Leak - Julie
Company specializing in pool leak detection and leak repair approved following review of quotes with owner. Pool will be closed on 4/11 to identify leak location.
Sue motioned, Nancy 2nd, all were in favor.
7. Report on cleaning oil possible oil spills on Sugar Creek – Owners that observe the oil should contact Julie, and Julie will contact Pasco County.
Sue motioned, Nancy 2nd, all were in favor.
8. Tables and Chairs for Pool – Tables arrived, assembled, and placed by the pool. Umbrellas are too rusty to use with new tabled. 5 new umbrellas costing ~\$200 total approved following discussion with board and owners. No objection from owners.
Sue motioned, Nancy 2nd, all were in favor.
9. Report on taller pool fence, review quotes, discussion, and vote – Andrea
Following discussion Sue motioned for a vote in favor of taller fence or against.
Vote was 4 against a taller fence, 1 Abstain. Taller fence voted down and will be removed from the agenda with active board this year.
10. Poles across from Speed Bumps on Hollybrook & taller poles on Knollbrook
3 Handymen scheduled and walked the area. Only 1 returned a quote of \$65/hour.
Postponed for more quotes.

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11. Additional Speed Bumps on Hollybrook due to vehicles speeding. Owners suggested mass email to community reminding them about 15 MPH speed limit.
Sue motioned to accept owner suggestion, Barb 2nd, all were in favor.
12. Computer or Thumb Drive for HOA use – Julie offered to donate her laptop to HOA following her term.
13. Electrical Issues at cabana and lighting around the pool – Waiting for quotes.
14. Repairs on home on Knollbrook from fallen tree. Discussion among board and with owners regarding HOA paying for repairs caused by a dead tree that was growing on HOA property and fell damaging a home. Sue motioned for a vote in favor or against HOA paying for repairs. Board vote, 4 in favor of HOA paying for repairs, 1 vote against HOA paying for repairs.
15. Insurance – Board informed owners present at the meeting that insurance must be approved prior to April meeting since current policy expires on 4/16/2022. Owners, management, and insurance carrier advised the board to remain with 4/2 limit coverage and not drop to 2/1. Board will approve and sign policy prior to current policy expiring.
16. Boulder Removal from corner of Ferndale and Hollybrook – Check that sprinklers are functioning correctly prior to removing boulders. Lawn company will replace sprinklers if they're damaged.
Sue motioned, Julie 2nd, all were in favor.
17. Audit – Community voted in favor of full audit in November Budget Meeting. Cost \$3500.
Sue motioned to approve, Nancy 2nd, all were in favor.
18. \$500 Donation from HOA to Meadow Oaks Entrance HOA – Entrance HOA reports that of 83 owners in Shadow Run Village, 15 owners donated a total of \$415. Since our community benefits first from a nice entrance, and so few owners contribute, Julie motioned to approve \$500 donation, Sue 2nd, all were in favor.
19. Emergency Credit Card with small limit for HOA needs was approved following discussion. It will be issued to the treasurer.
Julie motioned, Sue 2nd, all were in favor.
20. Tree Quotes – 6 companies provided quotes. Quotes were reviewed. Panzer was selected following discussion with owners.
Sue motioned, Nancy 2nd, all were in favor.
21. New Paint Colors – 3 color books prepared by Sherwin Williams and Al D'Amico. Vendor offers 35% discount on paint to our community.
22. Meeting Adjourned – 7:26PM
Sue motioned, Nancy 2nd, all were in favor.

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MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 3/31/2002; 6:00PM; Hudson Library Page: 1.

Attendees in person please sign in below:

Print Name: <u>Vivian CORRELI</u>	Sign: <u>Vivian Correli</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>Mike Murphy</u>
Print Name: <u>CHARL NEVINS</u>	Sign: <u>Carl Nevins</u>
Print Name: <u>Kathleen DANICO</u>	Sign: <u>Kathleen Demico</u>
Print Name: <u>BUTCH PAVONE</u>	Sign: <u>Butch</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>Jeanine Murphy</u>
Print Name: <u>KEVIN MURPHY</u>	Sign: <u>Kevin Murphy</u>
Print Name: <u>Shauna Gomez</u>	Sign: <u>ZOOM</u>
Print Name: <u>ANN FITE / MORTIMER</u>	Sign: <u>ZOOM</u>
Print Name: <u>Laura GYON</u>	Sign: <u>ZOOM</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>Darlene Admire</u>
Print Name: <u>MICHAEL DRUCE</u>	Sign: <u>Michael Druce</u>
Print Name: <u>John M</u>	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
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Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____

Attended by Zoom/Phone: _____

