

# SHADOW RUN COMMUNITY ASSOCIATION, INC.

May 26, 2022 at 6PM in Hudson and on Zoom

## MEETING MINUTES

1. Meeting Start: 6:07PM Pledge to the Flag and Open Meeting.
2. Establish Quorum – Sue, Nancy, Andrea, Julie, Barb in person. Quorum established.
3. Read April Meeting Minutes – Barb  
Minutes approved.  
Julie motioned, Barb 2<sup>nd</sup>, all were in favor.
4. Financial Report for April – Nancy  
Revenue - Over budget – \$ 18.06  
Total Expenses - Over Budget - \$ 4,232.52  
Water bill due to leak \$ 539.71  
Insurance Payment \$ 4738.27  
Operating Budget Balance Excluding Reserve Fund) - \$ 40,371.69  
Financial Report Approved – Sue motioned, Barb 2<sup>nd</sup>, all were in favor.
5. Management Report – Andrew  
One owner asking about fishing in lakes and ponds. Andrew will check “No Fishing Signs” and report at next meeting.  
  
Board confirmed that any delinquent payment that reaches \$450 or above is sent to attorney automatically.  
Management Report Approved – Sue motioned, Julie 2<sup>nd</sup>, all were in favor.
6. Report on Pool Leak - Julie  
Florida Leak repaired 2 larger leaks, and 1 smaller leak that was patched during leak detection appointment.
7. Update on Ponds and Quotes – Julie  
Quotes from Dragon Fly, Pristine Ponds, and Advanced Aquatic were discussed with members present. Board voted and Advanced Aquatic was selected at a cost of \$210/month. Sue motioned, Nancy 2<sup>nd</sup>, all were in favor.
8. Update on: Barb  
Pressure wash around pool and replace shower heads – postponed until repairs around pool are complete.  
  
Repair Electric outlets at cabana and lighting around pool – scheduled between 5/26 – 5/31.  
  
Poles across from speed bumps & straighten street signs – scheduled for week of 5/30.  
  
Repairs around damaged home 12514 Knollbrook – Owner and Sean Phillips arranging repair schedule.

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New Business

9. Report on emergency pool problems and subsequent repair – Sue

Board was informed that pool was overflowing. Pool vendor responded immediately and diagnosed the problem. Autofill failed and one circuit breaker not functioning properly. Proper repair required licensed electrician services. Watts Electric was recommended and responded immediately. Emergency repairs were completed.

10. Update on document review – Andrea

Announced Workshop was held at the cabana on 5/18/2022 at 9:30AM.

Andrea Coad, Barb Przybyszewski, and Sue Navage attended.

Members Marlene, Linda, Lori, Debbie, Butch, Ann, and Fred attended.

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.

11. Discuss hiring someone to clean the pool area, signs, and mailboxes

Summer pool area maintenance still requires scheduling.

12. Culvert Cleaning - Julie

Quotes from Roto Rooter, Cloud Nine, and Matt's services were discussed. Board voted to approve Matt's services. Barb motioned, Julie 2<sup>nd</sup>, all were in favor.

13. Discuss potential new parking spaces on Hollybrook, near, across, and around pool –

Postponed due to time limitation.

14. Community feedback / questions / concerns - Postponed due to time limitation.

15. Meeting Adjourned 7:17PM – Sue motioned, Andrea 2<sup>nd</sup>, all were in favor.

**June Meeting – 6/23/2022 at 6:00 PM in Hudson Library**


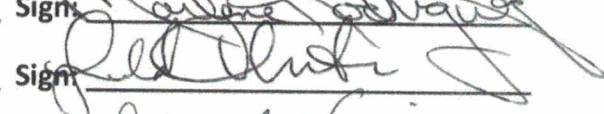
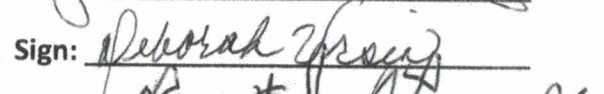
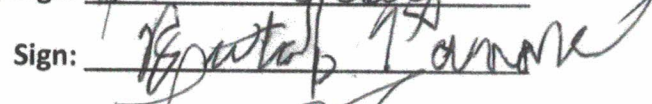


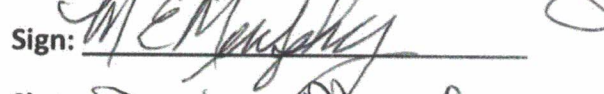

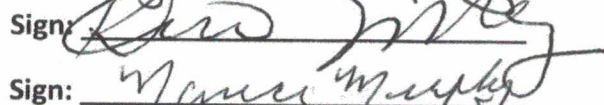
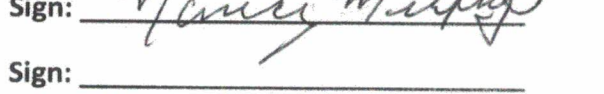
**July Meeting – 7/28/2022 at 6:00PM in Hudson Library**

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 5/26/2022; 6:00PM; Hudson Library Page: 1.

Attendees in person please sign in below:

Print Name: <u>MARLENE RODRIGUEZ</u>	Sign: 
Print Name: <u>HINDA THORNTON</u>	Sign: 
Print Name: <u>Deborah Ursin</u>	Sign: 
Print Name: <u>Butch Pavone</u>	Sign: 
Print Name: <u>LARRY NAU GE</u>	Sign: 
Print Name: <u>Melanie Daly</u>	Sign: 
Print Name: <u>MIKE MURPHY</u>	Sign: 
Print Name: <u>Jeanine Murphy</u>	Sign: 
Print Name: <u>KEVIN MURPHY</u>	Sign: 
Print Name: <u>NANCY MURPHY</u>	Sign: 
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Attended by Zoom/Phone: Am on Zoom

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