

**SHADOW RUN COMMUNITY ASSOCIATION, INC.**  
**October 13, 2022 at 6:00 PM in Hudson Library and on Zoom**  
**MEETING MINUTES**

1. Meeting Start: 6:01 PM Pledge to the Flag and Open Meeting
2. Establish Quorum – Nancy, Andrea, and Barb in person.  
Quorum established.
3. Read September Meeting Minutes – Barb  
Minutes Approved. Nancy motioned, Andrea 2<sup>nd</sup>. All were in favor.
4. Financial Report for September – Nancy  
Revenue - \$ 159.58 Under Budget  
Total Expenses - \$ 518.97 Under Budget  
Operating Budget Balance - (Money in the Bank-Excluding Reserve Fund) - \$ 31,668.77  
Financial Report Approved. Barb motioned, Andrea 2<sup>nd</sup>. All were in favor.
5. Management Report – Andrew  
September Financial Report was emailed to the board on 10/7/2022.  
Currently 3 over 30 days (\$447), 3 over 60 days (\$385), 3 over 90 days (\$477)  
Currently 1 with attorney (\$425).  
Inspections were complete.  
**Possible Pool Leak**
6. Culverts – Andrea and Barb  
Hollybrook culvert by the pool needs sediment to be flushed out. Areas at each side require Erosion correction of banks to create a slope to allow proper flow. (Dragonfly Pondworks. review)  
  
Knollbrook culvert at shallow end requires flushing and sediment clean out (Aquagenix review). Aquagenix estimate \$6083.00 for cleaning of double storm drains and dredging of spillway.(March 2022)
7. Report on damaged/eroded banks in ponds – Andrea and Barb  
Hollybrook East Pond- Approximately 420 ft. of pond bank is in need of repair. Extensive erosion behind homes. Evidence of some yard collapse creating holes in yards.  
  
Hollybrook West Pond- Aproximately 140 ft. of pond bank at side and rear of homes in need of repair. Scrub growth and large tree overhanging pond to be removed.  
  
Knollbrook South Pond- Pond showing signs of erosion after banks being recently repaired.  
  
Knolbrook North Pond- no bank work necessary at this time.  
  
Sugar Creek Pond by Furndale - Approximately 70 ft. of bank along residential property in need of repair, Continued erosion will hinder lawn maintenance.  
  
Board awaiting estimates from Dragonfly Pondworks and Cross Creek Environmental for pond work.

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8. Document Review Update – Andrea

Current documents in discussion by Board and membership for updating by amendment:  
By-laws - term limits. Neither Ameritech nor the Board are able to find signed Bylaws.  
Restrictions:

- #7 - add pavers, delete "solid" from sodded statement
- #11 - no parking within the community with the exception of areas described by the Board, no street parking
- #17A2 - amend interest rate to per Florida Statute
- #23H - amend fine amount to up to the limit per Florida Statute
- #23I - add additional rental restriction for term no less than 12 months; no more than 2 times in a calendar year, and no more than 10% of total community being approved for rental. (Current renters grandfathered)

9. Termite Inspection

Final date for termite inspection scheduled for 10/14/2022. All units not inspected the previous week were informed by a detailed poster taped to their front door or front gate. Poster detailed the date and provided owners with instructions on what they are required to do to comply with this mandatory requirement.

10. Budget Related Discussion - Document Attached to the minutes

Nancy prepared a detailed financial summary summarizing fee increases of \$5, \$10, \$15, and the management recommended \$20 per month. This document was also utilized in the October meeting. Following a lengthy and detailed discussion with the members, board asked members for their input. Members present in person and majority attending by zoom were in favor of the \$20/month increase and switching back to Design to reduce lawncare cost. Members acknowledged that the cost of everything has increased dramatically.

11. Community feedback –

Members requested an update on repairing or replacing the street sign at Knollbrook and Cherrydale. This was approved in the February meeting along with many other projects. After all the other projects were completed, this item was missed. No one was paid for this item. Board extended an apology to the members for missing this item and assured them that it will be completed promptly.

12. Meeting Adjourned: 7:19 PM Barb motioned, Andrea 2<sup>nd</sup>. All were in favor.

**November Meeting - 11/10/2022 at 5:00PM at the CABANA no zoom will be available.**

**November Meeting is our BUDGET and ANNUAL meeting.**

**December Meeting - 12/8/2022 at 6:00PM in Hudson Library and on Zoom.**

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 10/13/2022 at 6:00PM-Hudson Library Page:1

Attendees in person please sign in below:

Print Name: DANA A. Reynolds Sign: Dana Reynolds

Print Name: FRED Hitchcock Sign: Fred Hitchcock

Print Name: Kathleen Damico Sign: Kathleen Damico

Print Name: Rita Vandehoof Sign: Rita Vandehoof

Print Name: CAROL NEVINS Sign: Carol Nevins

Print Name: Sheila Gomas Sign: Sheila Gomas

Print Name: VINCENT CORELLI Sign: V Corelli

Print Name: Deborah Ursin Sign: Deborah Ursin

Print Name: Philip Pavone Sign: Philip Pavone

Print Name: MIKE MURPHY Sign: M E Murphy

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_

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Attended by Zoom/Phone: Laurie, Darlene, Ann, CAEMEN.

Jennifer & Marty Leibowitz

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