

SHADOW RUN COMMUNITY ASSOCIATION, INC.
September 22, 2022 at 6:00 PM in Hudson Library and on Zoom
MEETING MINUTES

1. Meeting Start: 6:03 PM Pledge to the Flag and Open Meeting
2. Establish Quorum – Sue, Nancy, Andrea, Julie, Barb in person.
Quorum established.
3. Read August Meeting Minutes – Julie
Minutes Approved. Julie motioned, Barb 2nd. All were in favor.
4. Financial Report for August – Nancy
Revenue - \$ 290.04 Under Budget
Total Expenses - \$ 1,153.27 Under Budget
Operating Budget Balance - (Money in the Bank-Excluding Reserve Fund) - \$ 31,329.05
Financial Report Approved. Julie motioned, Sue 2nd. All were in favor.
5. Management Report – Andrew
August Financial Report was emailed to the board on 9/7/2022.
Currently 0 over 30 days, 1 over 60 days (\$409), 1 over 90 days (\$410)
Currently 2 with attorney (\$1081).
Inspections were complete.
One owner concern reported regarding feeding wildlife. Membership reminded to comply with regulations governing feeding wildlife.
6. Culverts – Julie – No Update
7. Report on damaged/eroded banks in ponds – Attempting to obtain quotes.
One company returned Andrea's inquiry call.
8. Document Review Update – Andrea
Current documents in discussion by Board and membership for updating by amendment:
By-laws - term limits. Ameritech will research storage boxes for original By-laws document.
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 6 months; no more than 3 times in a calendar year, and no more than 10% of total community being approved for rental. (Current renters grandfathered)
9. Pool area cleaning, mailbox and sign cleaning
Pool area, cabana, mailboxes, and signs have been cleaned by board members and volunteers. Thank you to everyone who helped with these tasks.

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10. Standardized signage at all lakes and ponds - Complete

11. Termite Inspection

Termite Inspection scheduled for 10/4; 10/5; and 10/6 starting at 9:00AM. 10/7 is reserved if needed, if anyone was missed on regular scheduled days. Inspectors will perform exterior and interior inspection on each property. Detailed information posted on bulletin boards in the community for nearly 2 weeks, discussed in August meeting, and sent to all owners who provided email address by AmeriTech. The owner of any property that was not inspected will receive a violation letter with instructions on what the board requires to lift the violation.

NEW BUSINESS

12. 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. \$5 and \$10 increase will require us to utilize only Design for lawn service and if anything, unbudgeted, requires repair or maintenance, it will be performed by a special assessment. \$15 and \$20 increase will be the same as above, but it allows us to retain a different lawn company as long as the quote does not exceed \$4,000 per month. \$20 per month increase and switching to Design will result in a comfortable budget, if vendors honor their contracts for the entire year. This discussion will continue in the October meeting.

13. Community feedback –

Supplies are needed for the pool. Julie will provide Nancy a list and Nancy will purchase the supplies utilizing HOA charge card.

14. Meeting Adjourned: 7:15 PM Sue motioned, Julie 2nd. All were in favor.

October Meeting – 10/13/2022 at 6:00PM in Hudson Library

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

November Meeting is our BUDGET and ANNUAL meeting.

BUDGET RELATED DISCUSSION

WE'LL DISCUSS OPTIONS FOR A \$5, \$10, \$15, and \$20 DOLLAR INCREASE
WE WILL BE REQUESTING MEMBER INPUT ON HOW TO PROCEED

2022 BUDGET WAS PREPARED IN 2021 BY ANN, DEBBIE, and BARB

At that time, we knew that:

- Trash Bill will save us approximately \$7,000/year
- Lawn Maintenance will cost would increase by approximately \$9000/year
(New lawn contract included palm tree trimming saving members money)
- Full audit was a possibility, but we weren't sure and did not know the cost.

At that time, we did not know that: (ALL RESULTING IN ADDITIONAL COST)

- The pool would develop 3 leaks costing \$3000 in repairs.
((\$500 paid out of maintenance, \$2500 paid out of reserves)
- The pool electrical breakers, timer, and float would break resulting in pool overflowing a few days after pool leak repair. Repair \$675
- The cabana electrical outlets were installed upside down and wiring around pool lighting was corroded resulting in most lights not working. Total repair \$1,075.
- Insurance company would pull out of Florida and after working with many insurance companies remaining is Florida, the best quote is \$3,000 more than previous year.
- The New Lawn Company would charge a fuel sur-charge starting in April.
Additional \$130/month for fuel. (Paid April – July)
- The New Lawn Company would cancel the contract mid term and submit a new contract costing almost \$500/month more with fuel surcharge. (\$3,862/month)
(New Millennium contract was not renewed. Liberty was selected with Members at \$4,000/month)
- Audit was requested by overwhelming majority of members in person and by proxy.
Cost – Approximately \$3,500
- Damage caused by dead trees located on HOA property, that HOA was aware of, would cause damage to 2 members. Total Cost \$1,750.

THAT'S APPROXIMATELY \$12,000 IN UNANTICIPATED EXPEENSES IN 2022 THUS FAR

July 31, 2021 there was \$ 33,288.56 in the bank

August 31, 2022 there is \$ 31,329.05 in the bank and some late payments not received.

Even with approximately \$12,000 unplanned expenses, our bank account is about the same as in July of 2021, but the trash savings have been used up and expenses are not decreasing so the balance will start dropping by approximately \$1800/month.

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MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 9/22/2022 at 6PM: Hudson Library Page: 1

Attendees in person please sign in below:

Print Name: <u>MARLENE RODRIGUEZ</u>	Sign: <u>Marlene Rodriguez</u>
Print Name: <u>Larry NARGES</u>	Sign: <u>Larry Narges</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>ME Murphy</u>
Print Name: <u>NANCY MUR</u>	Sign: _____
Print Name: <u>VINCENT CORRELLI</u>	Sign: <u>V Correlli</u>
Print Name: <u>Phil Carbone</u>	Sign: <u>Phil Carbone</u>
Print Name: <u>Kathleen DAMICO</u>	Sign: <u>Kathleen Damico</u>
Print Name: <u>Sheila GOMAS</u>	Sign: <u>Sheila Gomas</u>
Print Name: <u>Kevin MURPHY</u>	Sign: <u>Kevin Murphy</u>
Print Name: <u>FRED Hitchcock</u>	Sign: <u>Fred Hitchcock</u>
Print Name: <u>DANA A. Reynolds</u>	Sign: <u>Dana Reynolds</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>Darlene Admire</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>Jeanine Murphy</u>
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____

Attended by Zoom/Phone: Tammy
