

SHADOW RUN COMMUNITY ASSOCIATION, INC.
October 12, 2023 at 6:00 PM at the Cabana
MEETING MINUTES

1. Meeting Start: 6:04 PM Pledge to the Flag, Open Meeting - Susan Navage
2. Establish Quorum - Susan Navage -President, Andrea-Secretary in person.
Absent: Barbara Przybyszewski,-VP, Treasurer
3. Additional Board Members, Vote, Fining Committee
Chris Engel, Laurie Oexler, Kathy D'Amico nominated for Board by Susan Navage
Motion to approve: Andrea 2nd: Sue No volunteers for Fining Committee
Received board resignation from Barb Przybyszewski- motion to approve-Andrea
Chris 2nd, All in favor
4. Read June Meeting Minutes - Chris
Andrea motioned to approve, Chris 2nd, all in favor.
5. Financial Reports for June, July, and August- Andrew
June 2023 - Revenue - \$197.85 under budget. Expenses - \$1316.14 under budget.
Operating Budget Excluding Reserves- \$26,736.87
July 2023 - Revenue - \$326.26 over budget. Expenses - \$2,678.33 over budget.
Operating budget excluding reserves - \$24,384.82
August 2023 - Revenue - \$535.92 over budget. Expenses - \$1,404.37 under budget.
Operating budget excluding reserves - \$26,325.13
Andrea motioned to approve, Sue 2nd, all in favor.
6. Management Report – Andrew
Current month - 3 (\$420.00). 30 days-2 (\$196.00), 60 days 0, 90 days-1 (\$365.00),
3 with attorney (\$4355.00). Inspections complete. Concerns addressed. Violation letters
sent per Andrew -38
7. Pool Repairs-Andrea
Repair cost recap: 6/23 Feeder and regulator install \$5879.78, 6/26 Electrical outlet \$315.00
8/1 repair PVC, Install correct flow meter \$845.29, Install driver and motor \$2,193.51
8. Tree Trimming-Sue
Cost: \$1600.00
9. Termite Inspection-Sue
Quotes: Citarella Termite & Pest Mgmt \$3,780, Antipesto \$5000, Pasco Termite \$7,500
Chris motioned to approve Citarella, Laurie 2nd, All in favor
10. Miscellaneous:

Kathy D' Amico suggested new No Soliciting sign. Order from prior company. Chris
motioned to approve, Sue 2nd.

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Community Input: Darlene asked if the Board had authorization to spend \$10,000.00 for pool repairs. Board Explanation: Necessary pool repairs were made by contracted pool company over 2 month period in order for the pool to operate per county requirements. Ron reported wasp issue. Andrew will request to have wasps sprayed. Renee volunteered for Social Committee. Andrew volunteered to be a judge for cookoff contests. Deb suggested adding Association website to the bulletin board.

16. Meeting Adjourned - 7:10PM Sue motioned, Chris 2nd, All In favor