

**SHADOW RUN COMMUNITY ASSOCIATION, INC.**

**June 22, 2023 at 6:00 PM at the Cabana**

**MEETING MINUTES**

1. Meeting Start: 6:05 PM Pledge to the Flag and Open Meeting
2. Establish Quorum - Barb VP/Treasurer, Andrea Secretary in person.
3. Read March Meeting Minutes - Andrea  
Minutes Approved. Andrea motioned, Barb 2nd, all in favor.
4. Financial Reports for March, April, and May - Barb  
March 2023 - Revenue - \$1,577.86 over budget. Expenses - \$970.86 over budget. New pool Company \$1,066.67 over original contract. Operating Budget Excluding Reserves- \$32,209.32  
April 2023 - Revenue - \$919.64 under budget. Expenses - \$8,147.83 over budget. HOA insurance paid in lump sum due to significant discount - \$6,100.66. Pool Stenner Feeders and increased pool maintenance contract cost \$1,816.67. HOA is in process of requesting \$1,625 refund from pool contractor for services that were paid for and not performed. Operating budget excluding reserves - \$23,141.87.  
May 2023 - Revenue - \$1,253.25 over budget. Expenses - \$1,223.42 under budget. Operating budget excluding reserves - \$25,618.56.  
Financial Report Approved. Andrea motioned, Barb 2nd, all in favor.
5. Management Report – Andrew  
Currently month (\$770.86). Currently 2 over 30 days (\$474.28), 0 over 60, 1 over 90 days (\$156.81), 3 with attorney (\$3330.54). Inspections complete. Concerns addressed.
6. Update on Proposed Amendments to CCR sections 7,11, and 23H - Andrea  
Amendments passed and recorded. CCR 7 - added pavers; CCR 11 - no street parking per Rules and Regulations; CCR 23H - violation fines will be adjusted per Florida Statute. Fining procedure update: 1) 30 day friendly reminder notice; 2) 14 day violation letter; 3) notice of committee meeting in 15 days.
7. Communication with vendors - Board received concerns from vendors, some of which appear to not want to continue working in our community. Owners experiencing issues with contractors should report them to management and/or board member, and not approach contractors directly.
8. Pool Repairs - Andrea & Barb  
Newly passed law requires automated and computerized chemical feeders. Quotes from contractors reviewed. Fully licensed and certified Pool Medic company was selected to do the work. Pool Medic offered the lowest cost, and was the only company willing to do the work and bill after work was complete. Cost nearly \$6,000. Work completed in June. Electrical outlet required to run newly installed feeders was rusty and not functioning. Electrical repair completed at a cost of \$325. Flow rate in the pool has been cited recently. Equipment currently in use cannot meet the required flow rate. Board will be working on obtaining quotes to correct this citation.
9. Lawn Contract Update - Barb  
Liberty's contract ends 7/31/2023. New contract with Design will start on 8/1/2023.

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10. Trespass Agreement - Barb  
Sheriff's Office revised their procedure. Historically, this agreement had to be renewed annually. Starting this year, it is permanent.
11. Fences - Board received requests from owners wishing to install fences in their front yard extending out past the structure. Following discussion with attendees, it was agreed that board would measure the existing fences extending past the structure on Ferndale. Mass email will be sent and posted detailing measurements. Members will be asked to respond and provide their opinion on whether or not the board should approve this architectural change.
12. Tree Trimming - Board will be working on this before September. Notices will be posted in advance informing members when walk throughs with tree contractors are scheduled. Anyone wishing to have anything trimmed or removed on private property need to be present.
13. Termite Inspection - Board will be working on this before September. Notice will be mass emailed and posted well in advance allowing time for members to make arrangements to comply with this requirement. Company will not be returning for 3+ days to meet individual needs. Owners of properties not inspected on scheduled date(s) will be required to provide inspection reports at their own cost.
14. Birthday Celebration - Discussion with attendees resulted in members' preference to hold Birthday celebration quarterly. Next meeting will be in September. Next Birthday celebration will be in October.
15. Community Input/Feedback/Discussion  
Some reported that cars are parked in 24 hour parking for extended period of time. Members informed to report this to Board or management. Light by the pool repaired by Withlacoochee River Electric. Anyone seeing a light out near their property should call Withlacoochee River Electric directly.
16. Meeting Adjourned - 7:45PM Barb motioned, Andrea 2nd.

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MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: 6/22/2023 at 6PM: at the Cabana Page: 1

Attendees in person please sign in below:

Print Name: <u>Kathleen O'Malley</u>	Sign: <u>K. O'Malley</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>Darlene Admire</u>
Print Name: <u>Steven Admire</u>	Sign: <u>Steven Admire</u>
Print Name: <u>ANDREA COAD</u>	Sign: <u>Andrea Coad</u>
Print Name: <u>Barbara Przykyszewski</u>	Sign: <u>Barbara Przykyszewski</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>Mike Murphy</u>
Print Name: <u>NANCY MURPHY</u>	Sign: <u>Nancy Murphy</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>Jeanine Murphy</u>
Print Name: <u>Chris Engel</u>	Sign: <u>Chris Engel</u>
Print Name: <u>FRED Hitchcock</u>	Sign: <u>Fred Hitchcock</u>
Print Name: <u>KEVIN MURPHY</u>	Sign: <u>Kevin Murphy</u>
Print Name: <u>Dee Lynch</u>	Sign: <u>Dee Lynch</u>
Print Name: <u>Sheila Gomas</u>	Sign: <u>Sheila Gomas</u>
Print Name: <u>Kathleen Damico</u>	Sign: <u>Kathleen Damico</u>
Print Name: <u>LARRY NAVAGE</u>	Sign: <u>Larry Navage</u>
Print Name: <u>MARLENE RODRIGUEZ</u>	Sign: <u>Marlene Rodriguez</u>
Print Name: <u>Deborah Ursin</u>	Sign: <u>Deborah Ursin</u>
Print Name: <u>Butch Pavone</u>	Sign: <u>Butch Pavone</u>
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____