

SHADOW RUN COMMUNITY ASSOCIATION, INC.
August 8, 2024 at the Cabana
Meeting Minutes

1. Meeting Start: 6:04 p.m. Pledge to Flag Open Meeting: Sue Navage
2. Establish Quorum: Yes, Sue Navage, Andrea Coad, Chris Engel, Kathy D'Amico in Attendance. Laurie Oexler absent
3. April 10th, May 14th minutes read. Motion to approve by: Chris Engel, 2nd Andrea Coad, All in favor
4. Financial Report: Revenue: \$ 6,696.49 over budget
 Expenses: \$ 4,853.22 over budget
 Operating Funds excluding reserves: \$ 31,340.44
5. Past Dues/Atty: 3 with attorney, 1 over 90 days, 1 over 60 days, 1 over 30 days
Atty: Daniel J. Greenberg, Esq.
6. Past Due Special Assessment: \$ 3,882.47
7. Arch Approvals: 5-1: 12529 Knollbrook- roof replacement; 12531 Knollbrook - roof replacement, 6-13: 12523 Knollbrook -fascia repair, garage side door replacement, 6-15: 12412 Hollybrook - tree added, window replacement; 6-21: 12412 Hollybrook - Driveway extension; 6-29: 12420 Hollybrook - Driveway extension; 7-25: 12525 Knollbrook - roof replacement
8. Statute updates: New updates to Florida HOA statutes of interest to residents include Items for hurricane protection; parking of personal vehicles, first responders.
9. Stickers placed on umbrellas, Damage at pool area; Board member to train on video system
10. Emergency women's room repair: Stall partitions to be replaced due to moisture damage and broken stall door. Motion to approve Specialty Installations \$3,550 by Andrea Coad; 2nd Chris Engel, All in favor
11. Proof of Unit structural coverage: atty review and $\frac{2}{3}$ resident vote required
12. Rules and Regs parking update: Updates to be reviewed due to 2024 HOA Statute

13. Ponds: Crosscreek Environmental: 85' Ferndale \$ 7,225, Cinnamon \$17,000
Dragonfly: 140' \$13,000 Cinnamon; Aquagenix 100' \$21,750.00 Ferndale;
Advance Aquatic: remove tussock \$ 2925

Lake/Ponds: Algae/weed control: Advanced Aquatics: \$277 current; Aquacare:
\$400; Aquagenix \$258.00; Crosscreek: \$355

Culverts: Aqua Care: yearly checks and cleaning \$6,000

Culvert at Cinnamon: Crosscreek: \$ 2,450 clear end of culvert and swale

Motion to approve Cross Creek 85' Ferndale \$7,225; swale \$2,450 by Sue Navage,
2nd Andrea Coad, All in favor

14. Budget Committee: Ann Murtagh, Liz Vega, Tammy Belknap Motion to approve:
Sue Navage, 2nd: Andrea Coad, All in favor

15. New Board Members: reminder for needed applications for November

16. Resident speaker: Resident stated that additional upkeep is necessary for duckweed
control at North side of lake. Response: Property in question is not part of Shadow
Run plat.

17. Community discussion: Sidewalk cracks not included in repair, better monitoring of
Pool area, new pool lock/keys review

Motion to adjourn by Sue Navage at 7:34 p.m., 2nd: Andrea Coad, all in favor