

SHADOW RUN COMMUNITY ASSOCIATION, INC.
June 3rd, 2026 at CABANA
BOARD MEETING MINUTES - OFFICIAL

Meeting Start: 6:01 p.m. 1. Pledge to Flag Open Meeting: Susan Navage

2. Established Quorum: Susan Navage, Pres.; Andrea Coad, Treas./Sec.
Chris Engel, Vice Pres. attended at 6:05 pm

3. Read & Approve Minutes: Meeting Minutes of March 25, 2026 and April 22, 2026 read.
Motion to approve by Andrea Coad, 2nd: Susan Navage. All in favor

4. Financial Reports: Operating Funds: \$ 43,220.89 In Collections: 4
Reserves: 134,261.65

5. Arch form approvals: May 14, 2026 - 12521 Knollbrook Ln, window replacement 3 front,
hurricane impact, white, no grid, May 22, 2026 - 12525 Knollbrook Ln, remove pine tree

Motion to approve 12521 & 12525 Knollbrook arch forms by Andrea Coad, 2nd: Susan
Navage, All in favor

Motion to deny 12437 Knollbrook Ln, garage door decorative hinges by Susan Navage, 2nd:
Andrea Coad. All in favor

6. Suspension for delinquencies: Motion to suspend privileges for all delinquencies placed
with attorney by Susan Navage, 2nd: Chris Engel. All in favor

7. Pet Policy Review: On identified complaints, Management will send violation letters for the
offense.

8. Pool/ Cabana Review: Motion to approve Leak Locators \$799.00 service call, \$ 1,800.00
repair by Susan Navage, 2nd: Chris Engel. All in favor. Motion to approve \$400.00 for
camera installation by Susan Navage. 2nd: Andrea Coad. All in favor.

9. Community Discussion: Garage door hinge decor discussed with residents. Highlights of
Rules and Regulations of Pet Policy discussed. Lounge chairs and umbrellas purchased.
Umbrellas to be stored in cabana when not in use. Pool will be posted closed during repair.

Motion to adjourn 6:37 p.m. by Susan Navage, 2nd: Andrea Coad. All in favor

Board meeting minutes approved .on 9-9-2026 Signed: *Andrea Coad*, Secretary

**SHADOW RUN COMMUNITY ASSOCIATION, INC.
SPECIAL ASSESSMENT MEETING MINUTES OF 6/03/2026 OFFICIAL
PAVING PROJECT**

1. Call to Order 6:35 p.m. by Susan Navage
2. Establish Quorum of Board: Susan Navage, Pres., Chris Engel, Vice Pres.; Andrea Coad, Treas/Sec.
3. Proof of Notice of Meeting: Notice of Meeting dated May 19, 2019. Postal Certification on file with Ameritech Management.
4. Board of Directors selection of paving company: Motion to select West Shore Paving by Susan Navage, 2nd: Chris Engel. All in favor
5. Open Forum: Members in attendance in favor of West Shore Paving with a two year warranty. Project to move forward upon payment of special assessment and final payment from reserves resolved at annual membership meeting,.

Meeting Adjourned:at 7:10 p.m. by Susan Navage, 2nd: Chris Engel. All in favor

Board meeting minutes approved on 9-9-2026 Signed: *Andrea Coad*, Secretary