

WALDEN LAKE FAIRWAY VILLAS PROPERTY OWNERS ASSOCIATION, INC.
Annual Membership Meeting
Tuesday March 6, 2018

In accordance with the By-Laws and duly given notice, the Walden Lake Fairway Villas Property Owners Association, Inc., The Annual Membership Meeting was called to order by President, Doug Brady at 5:45 p.m. on March 6, 2017 at St. Clements Catholic Church Classroom; Plant City Florida.

Board Members present: Doug Brady, Lori Brady, Steve Sindoni, Joan Labinski and Jane McMurray.

Property Manager present: David Drake

Quorum declared present. Attendance: About 20 residents and board members total.

Budget Meeting: David announced there is no increase in the proposed budget for March 1, 2018 – February 29, 2019. This will keep our monthly assessment fee at \$185. David explained that our lawn service contract is the largest single item followed by the annual budget allocated for sod, shrubs and trees. He also stated that our management fee has remained the same for the last 6 years.

The budget was unanimously approved by the board.

Annual Meeting: The Annual Membership Meeting was called to order by President, Doug Brady at 5:55 p.m.

Quorum certified. A motion was made to waive the reading of the minutes from last year's annual meeting; motion was seconded, approved and carried. David offered to send a copy out to anyone who requests.

Doug introduced himself and thanked all who were able to attend the meeting. He asked the other board members to introduce themselves and indicate their positions on the board.

Board nominations: Doug stated it is difficult to attract new board members. He believes the current board members are as good as any could be. Our job is to abide by the covenants. We will clarify what needs to be done before we do it.

Doug asked for nominations for the board from the floor. Steve Sindoni nominated Bud Cappello. Jane seconded the nomination. Doug said the board would vote at the conclusion of the Annual Meeting.

Reports of Officers and Committees: Pool area work estimate for pressure washing pool decks and furniture cleaning was presented. Doug commented about the roof cleaning progress and thanked all who have had the work completed; he reminded all that the deadline is June 30 and asked everyone to encourage their neighbors to participate as this will help to maintain and increase our property values.

ARC: The Architectural Review Committee needs to give prior approval to anything

done of a permanent nature to the exterior of a Villa including the removal of large trees. We are a deed restricted community, which means we are restricted by our Covenants. Homeowners must abide by our adopted Covenants and Restrictions.

Doug announced that Nancy Kohr has graciously agreed to coordinate the annual Villa's garage sale. He asked for a vote by a show of hands whether or not to continue the garage sale this year. The majority voted to continue. Nancy agreed to meet and get volunteers to coordinate the sale.

Steve Sindoni met with the landscape company to arrange clean-up of dead plants/shrubs from the winter freeze. Comments were made that our landscape company is really good at mowing, blowing and working fast but proper fertilization is needed to control weeds and improve our landscape. Doug asked Steve to discuss this issue with Lawn Medics.

New Business and Open Forum:

Q: Why are some political signs allowed and others removed?

A: Advertising/Political Signs of any type are not allowed to be displayed on Villas property. Homeowners will be asked to remove signs and if they do not comply, the board will remove them. Failure of the board to remove a sign is simply an oversight.

Q: Why do people not pick up their dogs waste?

A: This is an ongoing issue. Violators identified will be sent a notice.

Complaints should be sent to David Drake via phone or e-mail.

Bud Cappello suggested providing a list of the 10 most common property owner violations when welcoming new homeowners. This information could also be included in the semi-annual newsletters.

A couple of homeowners reported that they had never received a copy of the covenants and restrictions document. David said this document should be given to the owner during real estate closing. He will send an electronic copy to Jane which she can forward to owners as needed.

A homeowner reported that a car had been stolen outside of 104 Granada Ct S. Details are unknown.

Kathy Meyer thanked the board and expressed her appreciation for all we do. Doug commented that our #1 priority is to run the Villa's properly.

Doug thanked everyone for coming and their being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted;

Jane McMurray, Secretary