

WALDEN LAKE FAIRWAY VILLAS PROPERTY OWNERS ASSOCIATION, INC.
Annual Membership Meeting
Tuesday March 12, 2019

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 5:35 p.m. on March 12, 2019 at the Bruton Memorial Library meeting room 302 McLendon St; Plant City Florida.

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

Property Manager present: David Drake

Guest in attendance: Ron Raines, Account Manager with Duval Landscape Co.

Quorum declared present. Attendance: About 30 residents and board members total. President Doug Brady thanked everyone for coming and the Board members introduced themselves. A vote was taken and passed to dispense with the reading of last year's meeting minutes.

David Drake introduced Ron Raines, the Account Manager, for Duval Landscape Co. Question: Why the last company was let go and did the board get bids for a new company? Answer: The old company failed to provide the services they were contracted for despite repeated meetings with them. Three bids were received before selecting Duval. Question: Does Duval blow off the property before and after mowing? Answer: Due to heavy leaves this time of year they blow the leaves first to chop them up as mulch then mow which is beneficial to the grass. Ron stated that leaf removal would add \$3,000 per contract visits. Concerns were discussed regarding their current methods causing excess dust and debris on the villa exteriors. He discussed the chain of command regarding requests made by residents. He asked that residents do not speak directly to his crew to get things done; rather they may talk to him when he is on the property or preferably they should be sent by email to David who will forward to the appropriate committee for handling. Additional discussion about Duval followed and Ron stated there are two crews and two trucks that service the Villas with a total of 10-12 men who report to his crew chiefs, Cory and Damon. He indicated the importance of developing a good relationship with us and that change is difficult. He said mistakes will happen but they will fix them. The landscape committee consists of Steve Sindoni and Bud Cappello. Doug stated that the landscape committee is very busy handling requests and we welcome anyone interested in serving on this committee or other committees to contact David. Doug asked for our patience with the new company. Question: Are their plans for improving the Villa's entrance island? Answer: Duval is working on a design and will turn it over to David and the board for approval or changes. The property will be divided into 4 quadrants. Q: Will the quadrant map be made

available? A: When one is received it will be posted at the mailboxes.

They will mow every week from April 1 – Oct. 15 and trim bushes, etc. one quadrant per week, the same week every month. They will trim on a schedule in order to maintain the entire property. From Oct. 15 – April 1, grass will be cut every 2 weeks. They will be pulling dead bushes as they can get to them. Doug asked Ron to explain the weed situation. Per Ron there are warm weather weeds and cold weather weeds. Remedies are applications of weed control products and mulch. They will eradicate weeds in stages. Mulch provides two purposes; 1) it looks good and 2) keeps the weed seed on top of the ground to inhibit growth.

The board is aware of the need for mulch application and is obtaining bids from Duval and others.

Sod is not part of the landscape contract but the board is working on getting it done over time. It is very expensive. Duval has provided a bid which includes all areas needing sod and the board will get it all done eventually as money is available.

Ron said Duval is implementing a new communication system in April and will use I-pads for the crew chiefs to log and track their work.

Doug thanked Ron for attending the meeting and answering all of our questions.

At this point Ron was excused and the regular business of the annual meeting resumed.

Doug reminded everyone the garage sale is March 30 from 8:00 a.m. to 2:00 p.m. in conjunction with all of Walden Lake. Deadline to sign up is March 20. Nancy Kohr brought additional permit forms for anyone needing them.

Budget Meeting: David announced the monthly assessment has gone up to \$195 per month due to higher maintenance costs especially the 38 year old irrigation system, aging pools, needed sod (estimated at about \$22,000), mulch (\$17,000) and reserves. There are 175 palm trees on the property – 4 years ago they cost \$20 a tree to trim, now they are \$35 per. Other trees on property were recently trimmed/removed at a cost of \$5000 and B&G Tree Service is expected back to finish the job. Requests were made for trimming/shaping of Ligustrum trees; stump grinding where necessary and evaluation of the general health of the tall pine trees to reduce possible damage. Doug asked the landscape committee to meet with B&G to address these issues.

Q: When was the last increase? A: 3 years ago. David mentioned that the town homes near the Villas charge \$200 per month and that the money is used only for lawn care and pressure washing of their drive ways annually. No paving/pools/exterior painting, etc. The budget was approved.

A statement was made by a resident about wood on mailboxes rotting and shaky mailbox structures. The board will assess. Another resident said her garage door was fading and was told it's her responsibility to get it repaired. David recommended we watch out for potential damage caused by pressure washing. He asked if anyone was interested in becoming a board member (as 9 are allowed), to contact him. Also committees could

use volunteers, especially the landscape committee.

Residents were interested in coming to board meetings but were told only if they have something to discuss and it must be submitted to David in advance in writing. No one can come just to listen.

The following were statements made by the board and homeowners: Jane reminded everyone that the board and committees are all volunteers. David is the only paid employee. Constructive complaints are always welcome as the board strives to make our community the best it can be. Joan stated she had lived in the Villas for 27 years and it is a safe and wonderful place to live. Bud asked that angry homeowners not approach him or Steve directly; rather communicate their issues with David. Doug asked that residents be respectful of calling board members (if absolutely necessary) as to time and day of calling and language and tone used. Board members get discouraged when calls are nasty or they are stopped when out and yelled at about complaints. The Board works hard for the Villa's community. Lori reminded everyone to use our website (www.waldenlakefairway.com) for information and communicating with David. Doug stated that our #1 priority is keeping our community in the best shape it can be in. Kathy Meyer thanked the board and expressed her appreciation for all we do.

Doug thanked everyone for coming and voicing their opinions.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted;

Jane McMurray, Secretary

Assisted by Kathy Meyer, former President and Secretary