

# WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

August 16, 2022

Pursuant to duly given notice, the Board of Directors Meeting of the Walden Lake Fairway Villas Property Owners Association, Inc. was called to order by Jane McMurray, President, and the board, at 204 Valencia Ct N; Plant City FL, on August 16, 2022, at 4:39 pm.

Board Members present: Jane McMurray, Clint Burrows, Tammy Arnold, Audrey Montella, Lori Brady, Victoria Deibert and Property Manager David Drake. Joan Labinski Absent. Quorum declared.

It was moved, seconded and approved that the minutes of the July 19, 2022 meeting be accepted as corrected.

## MANAGERS REPORT:

David Drake, Property Manager reported we have received no ARC requests this month. There was a discussion about the candidates and details to form a Fining Committee.

## LANDSCAPE, IRRIGATION AND BUILDINGS:

Munyan Painting will finish painting the metal fences at the pools. Also, we were reminded there is a 10 year warranty on the paint job with Munyan Painting. Homeowners need to contact the board when they see rust on the freshly painted buildings from the sprinklers. Two landscaping companies came out to give us quotes for services. The choice will be presented to the board in September. Estimates are pending for palm tree trimming and tree removals. There was a well leak identified and repairs are pending for well number 1. Cloudburst reported 9 irrigation pipes were broken by painters. Cloudburst will repair and send line item chargers to David with Ameritech so that he can bill Munyan Painting for damages.

## POOLS:

Pool 2 had an issue with the drainage from the toilet in the washroom with a back up. Jane will contact the City of Plant City to see if they can assist. Residential plumber cleared the clog but could be a reoccurring issue and need Commercial plumbing to clear the blockage.

## VIOLATIONS:

There are many violations. Letters will be going out shortly.

## OLD BUSINESS:

Painting Completed. Walk through with Munyon Painting and the crew is set.

## NEXT MEETING:

**The next regular board meeting is scheduled for Tuesday September 20, 2022. Location TBD**

There being no further business the meeting was adjourned at 6:05 p.m.

Respectfully submitted:

Victoria Deibert, Secretary