

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

June 07, 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 June 07, 2022, at 4:31 pm.

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

Jane Welcomed & Thanked all Board Members for being present.

It was moved, seconded and approved that the minutes of the May 17, 2022, meeting be accepted as presented.

MANAGERS REPORT:

David read aloud the current numbers from our account. There are 6 delinquent HOA fees. None are long standing. Our financials are in excellent shape.

ARC:

David reported one ARC received this month.

1. 105 Granada CT S requested Solar Panels mounted onto Tiled Roof. ARC was approved pending commencement date and expected completion date.

Jane reported that she also received an ARC from 108 Dorado. Homeowner also requested approval for Solar Panels mounted on flat roof, however decided not to do it after approval was made.

PRESIDENTS REPORT:

Jane reviewed more details regarding pending Villa's painting project. Florida Paints is where Munyan will obtain the supplies for Painting the Villas. Lori and Jane selected 3 front door options. On 6/7/22 Billy from Munyan painted samples of the front door and trim selections. Estimated start date is end of June/ beginning of July. Billy received the schedule for how we would prefer the order of painting to begin.

LANDSCAPE, IRRIGATION AND BUILDINGS:

Electrician with Perry Electric replaced photo cell at entrance light and a bulb was replaced at Pool II.

105 Granada Ct S asked about pest control for ants. Landscape Chair, Tammy Arnold, is trying to stay on top of a gap in the bushes between 101 and 102 Granada Ct N.

Tammy reached out to Sean and Rubin regarding down-spouts. She has requested the landscaping company perform services cul-de-sac by cul-de-sac. Tammy wants to discuss with Sean about trimming back or removing the Split Leaf Philodendrons throughout the property and to quit pushing edging further and further out of the boundaries. Cloudburst is waiting for it to be a little cooler to move sprinkler heads. A brief inspection revealed multiple units have damaged top window louvers and there are a lot of exterior louvers at garages that are damaged.

POOLS: Both pools were inspected on 5/23/22 with satisfactory results.

VIOLATIONS:

106 Seville South completed exterior renovation work without permits or ARC approval.

The next meeting is scheduled for Tuesday, July 19, 2022. Location TBD

Respectfully submitted:

Victoria Deibert, Secretary