

WALDEN LAKE FAIRWAY VILLAS
PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
TUESDAY, MARCH 15, 2022

In accordance with the By-Laws and duly given notice, the Walden Lake Fairway Villas Property Owners Association, Inc's Annual Membership Meeting was called to order by David Drake, Manager, regarding the budget, at 5:31 p.m. on March 15, 2022, at the Bruton Memorial Library, Plant City, FL.

Board Members Present: Jane McMurray, Lori Brady, Joan Labinski, Clint Burrows, Tammy Arnold and arrived late Audrey Montella. Manager: David Drake

Quorum declared present. Attendance: about 30 residents and board members.

Budget Meeting: David announced an increase in the proposed budget for 2022-2023 in the amount of a \$220.00 per month assessment. The majority of the increase will go toward the painting reserve. The villas will be painted this year. All the buildings will be painted one color and there will be two colors to choose from for the doors. The contractor will be paid monthly so that no money will have to be borrowed. David is getting three estimates: Lowest to date is \$142,000 from the same company that painted the villas last time. The colors have been picked but not yet approved. It will be a lighter shade and all one color for the villas. Painting has not yet been scheduled. There will also be a small increase in other areas/categories as we do not know what the future holds.

There was a question regarding the pool cost and David answered that \$650.00 was a very reasonable price for two pools, two times a week all year round. There was a motion made and seconded to accept the budget as presented.

The budget was unanimously approved by the Board.

The Annual Membership Meeting was called to order by Jane McMurray, President, at 5:45 p.m.

Tammy Arnold moved and Clint Burrows seconded to have an audit at a cost of \$600.00. The motion was unanimously approved.

Jane then moved and it was seconded to waive the reading of the last Walden Lake Fairway Villas Property Owners Association, Inc. Annual Meeting Minutes. The motion was unanimously approved.

There were no board nominations sent in, however, Victoria Deibert, 201 Granada Ct N, volunteered from the floor. She was invited to attend the next board meeting to learn what it is all about.

Anita Balch asked about getting on a committee that would address the lack of communication between the Board and residents. She volunteered to help get out information as needed. Jane suggested we could utilize the website as it would be the best, fastest and easiest way to get information out to all residents.

Jane expressed appreciation for all the work the residents and the board do to make our community the great place it is to live. She also expressed the board's sorrow for those who have passed away.

Jane stated there was a possibility of a Walden Lake Redevelopment Plan Meeting to be held on May 16, 2022, to continue with the discussion of the plans to add more residences on the golf course land. She and Lori plan to attend. If there is anything the residents of the Villas need to know, she will pass along the information they learn at the meeting.

Nancy Kohr spoke regarding the upcoming Garage Sale in the Villas. Jane thanked her on behalf of the Board for being in charge of it again this year. Those who plan to attend need to get their application in to Nancy as soon as possible.

Tammy Arnold reported on the Landscaping Committee as follows: \$19,000.00 has been recently spent on all trees, including the palm trees. The palms were trimmed, dead oak and cypress trees were removed and stumps were ground where possible. She asked the residents to not plant anything that they could not maintain themselves as the maintenance people only maintain the landscaping approved by the board. There will be severe trimming of the hedges and bushes before the painting commences. Stumps that had not previously been removed will be ground where possible in the near future.

Anita Balch brought up the ruts left behind by roofers and the hazard from them.

Below are the following Questions and answers presented to the board regarding landscaping:

Q. What are we doing about weeds in the grass?

A. The weeds are coming from the golf course and spreading to our grass. Lawn Medics is trying to handle it, but it is difficult until something is done with the golf course.

Next, the Board and David Drake introduced themselves to the residents.

It was suggested that all complaints should go to David Drake, Manager, or be posted on the Villas' website.

Then Jane asked the residents to introduce themselves and thanked them for coming.

There being no further business to come before the Board the meeting was adjourned at 6:25 p.m.

Respectfully submitted by Audrey Montella, Secretary, with assistance from Kathy Meyer.