

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

May 17, 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 May 17, 2022, at 4:33 pm.

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

Jane welcomed all Board Members.

It was moved, seconded and approved that the minutes of the April 26, 2022, meeting be accepted as corrected.

MANAGERS REPORT:

David distributed the Balance Sheet. The Board went over the information presented. There were delinquent "Maintenance Fees" of \$490.00 and Jane explained a home owner had miscalculated personal finances and would settle up balance quickly.

ARC:

Jane reported one ARC received this month.

1. 101 Seville South requested approval for an entire new roof.

The request was reviewed and approved.

PRESIDENTS REPORT:

Jane reviewed that 10 total Villas had been sold in the past year. Jane also welcomed new home owners at 306 Valencia. Jane explained the cost difference between the different roofing materials currently approved for installations. Lori & Jane met with Billy to go over paint samples for exterior paint project to commence hopefully in mid-June, along with a potential plan for painting one cul-de-sac at a time. Also discussed was the need for the upper louvers to be painted which weren't part of the original scope of work.

LANDSCAPE, IRRIGATION AND BUILDINGS:

It was mentioned to consider replacing the well on "phase one" due to rust issues that are staining the buildings and walkways. Tammy reported that she was happy with the progress of the landscaping crew but still has concern that they aren't working in order of cul-de-sacs as requested. It was also reported that one stump was missed when grinding was completed last month. During the process of stump grinding one sprinkler was damaged and was repaired by Cloudburst.

Tammy was asked to check areas for sod replacement between 106 & 107 Valencia (where the cypress trees were removed).

A homeowner inquired about schedule for mulching, was informed it happens, with board approval, in the fall. It was discussed we should consider reminding homeowners to clean their gutters. Landscapers are crushing gutter extensions and Tammy will communicate with Sean at Lawn Medics regarding replacements.

POOLS:

Maribel Maldinaldo was hired to clean pool restrooms and deck furniture. She has been doing a wonderful job and will also bill Ameritech directly.

Joan provided 106 Capri South with a pool key. Plumber was needed for "phase two" pool restroom. "Phase two" pool life saver was stolen for the 2nd time. Kevin purchased a replacement.

VIOLATIONS:

106 Seville Court South completed work without permits. Tammy to email David regarding violations for 102 Seville North as well as detailed violations at 106 Seville Court South

OLD BUSINESS:

Tammy and Jane discussed details regarding a Fining Committee with David. We are still seeking members and expectations. Jane asked David for documents other communities use for us to merge and create our own guidelines.

NEW BUSINESS:

Tammy discussed doing Villa Inspections twice a year by the board.

ADDITIONAL INFO/COMMENTS/CONCERNS

Jane thanked the members for attending and for their commitment of service to our community. She was especially appreciative of all who continue to volunteer to make our community the great place it is to live.

NEXT MEETING:

The next regular board meeting is scheduled for Tuesday June 7, 2022. It will be held at Lori's home, 204 Valencia Ct N at 4:30 p.m.

There being no further business the meeting was adjourned at 5:46 p.m.

Respectfully submitted:

Victoria Deibert, Secretary
Jane McMurray, President