

# WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

October 18, 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 October 18, 2022, at 4:31 pm.

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

It was moved, seconded, and approved that the minutes of the September 16, 2022 meeting be accepted as corrected.

## MANAGERS REPORT:

David Drake, Property Manager distributed and reviewed balance sheet for operating. David reported we have received 3 ARCs.

1. 205 Valencia two roofs replacement with Terra Cotta Barrel Tile.
2. 101 Granada Ct S to remove Oak Tree with Stump grinding.
3. 101 Granada Ct S side walk resurfacing.

PRESIDENT REPORT: Fall Newsletter was distributed. Reminder to sign up for Garage Sale 11/4/22. September 28<sup>th</sup> we were spared major damage from hurricane Ian. There was minor damage from upper louvers, screens, debris, branches and pool sign. 3 trees were damaged and need to be removed. Lawn Medics did a great job with getting the property back to normal quickly with clean up after hurricane Ian. On October 3<sup>rd</sup>, Cloudburst was doing an inspection with our irrigation and noticed that 103 Dorado performing unauthorized work sealing asphalt. 306 Valencia inquired about having a bounce house for a Birthday Party. Special Request was approved for bounce house at 306 Valencia with a signed waiver.

## LANDSCAPE, IRRIGATION AND BUILDINGS:

Tammy Arnold contacted Cary with Precision Tree Service to get a quote for the 3 trees to be removed due to damage during hurricane Ian. There was no call back from Cary at Precision Tree Service, so she contacted B & G to get a quote and they could come and remove the trees in the next few days. The board voted on B&G and approved the tree removal for the three trees.

## POOLS:

Chester installed a new sign for Pool Rules at Pool 1 that was damaged during hurricane Ian. Old Tack board that was located at Pool 2 storage was removed.

## VIOLATIONS:

Violation Committee met on October 7th to review and assign area. They are sending weekly communication to Ameritech.

## OLD BUSINESS:

Still looking for Pool 1 deck erosion quotes.

## NEXT MEETING:

**The next regular board meeting is scheduled for Tuesday November 15, 2022. Location TBD**

There being no further business the meeting was adjourned at 5:30 p.m.

Respectfully Submitted,  
Victoria Deibert, Secretary