

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

September 20, 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 September 20, 2022, at 4:30 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 August 16, 2022 meeting be amended and accepted.

MANAGERS REPORT:

David Drake, Property Manager distributed the balance sheet for the operating account and was reviewed by those in attendance. Two ARCs were submitted. 1.) 207 Valencia roof replacement and skylight replacement was approved. 2.) 103 Dorado Ct pathway (sidewalk) replacement with brick-pavers was approved.

LANDSCAPE, IRRIGATION AND BUILDINGS:

201 Valencia Ct N is looking for estimates for dirt and drain work due to rain water eroding the pool deck and flooding the landscape. The light pole in Granada Ct N was cleaned out and the bulb was replaced. A new employee with Lawn Medics used weed killer incorrectly, killing grass areas when trying to get rid of weeds. The search for a new lawn maintenance company has been tabled until 2023. We had 1 Swamp Maple tree and 3 Pine trees cut down and stump ground due to Pine Beetles. Reviewing estimates for trimming the Palm trees in the first quarter of 2023.

POOLS:

No current issues with pools.

VIOLATIONS:

A new violation committee was formed with 5 volunteers from the board.

OLD BUSINESS:

The board reviewed a draft of the fall newsletter. Fine committee formation is tabled for now pending additional research.

NEXT MEETING:

The next regular board meeting is scheduled for Tuesday October 18, 2022. Location TBD

There being no further business the meeting was adjourned at 5:50 p.m.

Respectfully submitted:

Victoria Deibert, Secretary