

**WALDEN LAKE FAIRWAY VILLAS
Property Owners Association, Inc.
Board of Directors Meeting
November 20, 2023**

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 November 20, 2023, at 2:00 pm.

Board Members present: Jane McMurray, Joan Labinski, Clint Burrows, Audrey Montella, Lori Brady, Tammy Arnold, Bill Alexander and Property Manager Quan Vo. A Quorum was declared.

Minutes of the October 24, 2023 meeting were approved as presented.

Quan started the Zoom portion of the meeting and welcomed Mike Fletcher 105 Capri CT S.

MANAGERS REPORT:

Quan distributed the November 20th 2023 balance sheet for review by the board.

Collections –

There is currently none with the attorney.

90days delinquent - 0

60 days delinquent - 1

30 days delinquent – 3

A budget workshop is scheduled for January 16 2024 @ 1:00pm prior to scheduled 2:00pm board meeting.

PRESIDENTS REPORT:

Many thanks to Lori for hosting the meeting, board members and guests for attending.

Optimistic news for our fight to defeat the live local act. The Plant City planning& zoning division have concluded that the act is inconsistent with current zoning of the Walden Lake community unit district. They sent a letter to the attorney for the developers, and that their application was incomplete.

COMMITTEE REPORTS:

ARC: None received

WELCOME: 1: Lori Brady welcomed Mary Jane Parolini 101 Capri S.

LANDSCAPE & IRRIGATION:

Irrigation complaint from Matt Jesse

Mulch project commenced on 11/1/23 and completed on 11/10/23 quantity of mulch increased from 300cu yds to 450cu yds with no increase to our estimate.

Landscape enhancement to 101thru 104 Granada N. and Fairway drive N. Completed and added to monthly mulch bill for 6 months no interest.

There are 3 dead pines on Valencia CT N. one behind 108 and 2 between 106 and 107. It was unanimously approved to remove them for \$1900.00 payable in 2 installments to Precision Tree.

There was also discussion about Anita Balch request to add mulch to her landscaping along her driveway after the contractors finished the project. She had removed some lava rock and decided she wanted mulch, then she was going to put the lava rock back on top of the mulch. It was unanimously agreed that if she wanted to do that it would be at her expense.

BUILDINGS:

Seville S light pole was damaged. Perry electric repaired it on 11/10/23 for \$205.00

POOLS:

Extra pay of \$25.00 per month was approved for pool maintenance man for fall and or winter months because of excessive leaves at pool #2.

He will only charge as needed.

Water meter install is pending invoice payment and scheduling.

City utility bills and solid waste p/u charges inquiry is pending.

VIOLATIONS:

8 Total, 3 completed. Quan will send 2nd notices etc. after additional review, most likely in January 2024, one second notice has been sent to 101 Granada N for roof cleaning.

Completed roof cleanings at 301 Valencia CT N, 104 and 105 Granada N.

Violation committee to meet on January 9th or 10th

Christmas decorating / Garage sale

A notice was posted for volunteers to participate in holiday decorations at entrance on 11/25 @ 9am- 10am. Trash p/u holiday schedule was posted.

Garage sale was held Saturday 11/4 we had 15 applicants. Some did not wish to participate. Results were fair overall, many thanks to those who served on the committee: Nancy Kohr, Jane & Brad McMurray, Bill Alexander.

UNFINISHED BUSINESS:

See water meter install/ pools

NEW BUSINESS:

Paving and sealing: Bill met with and received estimates from 3 companies and is working on one more estimate as well.

Bill presented the scope of work and pricing to the board.

MEMBERS COMMENTS & CONCERNS:

Handyman referral from Edith Jones, 104 Seville: Charley Duff cell# 813-205-4888

NEXT MEETING:

January 16th @ 1:00 & 2:00 PM. Location TBD.

Violation committee to meet on January 9th or 10th

There being no further business the meeting was adjourned at 3:24p.m.

Respectfully submitted:

Bill Alexander, Communications Director