

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

April 11, 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 April 11, 2023, at 4:30 pm.

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

Jane approved POA BOD February 7, 2023 Minutes and the Special Meeting Minutes from February 21st 2023.

MANAGERS REPORT: David Drake sent a copy of our Operating Balance sheet to Jane for her to review with the board in his absence. David Drake also informed us that 103 Granada Ct S has a complaint about their stucco and paint peeling and was informed the association is not responsible for repairs to stucco.

PRESIDENT REPORT: Jane McMurray is waiting an update on the Audit Request. Action Items from Annual Meeting February 15, 2023. Jane investigated where to get building paints from and they can only be purchased from Florida Paints in Lakeland. Jane is working with Billy from Munyan to finish up residual paint issues. In response to shutter replacements (upper louvers) Graham Aluminum is recommended. Postage expense needed in the amount of \$9.65. Jane welcomed 3 new homeowners. 102 Seville N, 103 Capri Ct S, 108 Dorado. 105 Capri S, to be welcomed by Lori Brady. As a reminder all pets must be indoor pets and homeowners are not to feed wildlife animals or strays.

LANDSCAPE AND IRRIGATION: 3 quotes were received for removal of dead trees. 3 quotes were received for palm tree trimming Tammy Arnold to inquire when is the best time to have trees trimmed. Jane McMurray postponed the conversation of when we will trim the palms currently. Lawnmedics contract ended on 3/13/23 and our new landscaping company LeBel's contract started 3/16/23. Tammy Arnold noticed that the new lawn company accidentally cut 2 cable lines but complimented that they are doing a great job and there is a noticeable improvement in quality. Tammy Arnold has an appointment with Cloudburst regarding the dead spots in lawn.

ARCS: 103 Dorado, Spa – Approved. 102 Seville Ct. N, Roof replacement both flat and pitched – Approved. 207 Granada Ct N, Landscape yard clean up – Approved. 304 Valencia Ct, Removal of upper louvers, stucco work and new window – Approved. 201 Valencia Ct, creating a swale from back to front to help with flooding/drain installation – Approved.

POOLS: Pool #2 drain in RR needed plumbing and cost \$110.00. Mike from Perry Electric came out and replaced one light fixture and bulb at Pool #1 \$371.00. Pool #1 received and estimate from Reyes Paver for drain Installation due to erosion. Motion was approved by board to complete work at Pool #1.

VIOLATIONS: Violation Committee to meet Monday April 24th at 2:00 PM

NEXT MEETING: **The next regular board meeting is scheduled for Tuesday May 30th at 4:30 PM**

There being no further business the meeting was adjourned at 6:02 p.m.

Respectfully Submitted,
Victoria Deibert, Secretary