

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

August 15, 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 August 15, 2023, at 2:30 pm.

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

Jane welcomed Quan, Board Members present and guest Bill Alexander. She thanked Lori Brady for once again opening her house to us for the meeting.

Minutes of the July 18, 2023 meeting were approved as presented.

MANAGERS REPORT: Quan distributed the July 24, 2023 balance sheet for review by the board. Monthly assessment delinquencies were reviewed and discussed. Quan will add a line item to the budget for the upcoming year entitled "Reserve Fund". Regarding violations there are 13 active and 6 pending. A discussion was had regarding meetings being open to members. It was decided that having Zoom meetings and notification of same would be looked into by Quan.

PRESIDENTS REPORT:

Jane reported on the settlement of the accident at the front entrance. The Board has voted to settle for what is needed to repair the damage in the amount of \$2,750.00, plus attorney fees. It is felt that it is better to settle, rather than drag this out with court proceedings in order to repair it as quickly as possible. It was requested that Quan look into the request made at the Annual Meeting that we receive a Year End Audit Report. He will look into the status of the report. Quan will be sending out a letter to all residents regarding the retirement of David Drake and him becoming our new property manager. Jane noted updates to the current homeowner contact list and asked Quan to have his admin assistant apply revisions and send out to the board.

COMMITTEE REPORTS:

ARC: Four have been received: 1) 108 Dorado – created 15" swale behind villa and add drain pipe underground to street; 2) 206 Granada N - install patio with pavers 12' x 13' near entrance and re-locate gutter because of water problems; 3) 108 Valencia – create small swale 4" from sidewalk to street to handle excess water and hire Precision Tree Service to do additional trim work on Oaks; 4) 102 Seville N – install patio on rear of villa using complementary pavers approximately 10' x 16" & 5' x 14' (no further than 10 foot slab).

WELCOME: Jane welcomed new resident at 305 Valencia Ct N. Name of resident is Mayra Alamo and gave her a key to the pool. Lori will visit 101 Capri Ct S – Mary Jane Parolinni to welcome her to neighborhood.

LANDSCAPE, IRRIGATION AND BUILDINGS:

Cloudburst has asked where there are issues with drain work the contractors need to mark the issues. Cloudburst will do repairs at the owner's cost and will advise contractors to be careful when digging. There have been complaint letters regarding the irrigation being turned off from 304 Valencia, 103 Dorado and text from 102 Dorado. Have been seeing a great deal of erosion and need to look at estimates for mulching common areas first and then villa areas later. Tammy will meet with LeBel representatives to discuss needs and concerns. Year to date paid invoices for tree trimming, removal and stump grinding total \$11,775.

POOLS:

Nothing new to report on the pools.

VIOLATIONS:

107 Seville Ct N has ignored all notices sent. Quan will discuss options with our association attorney. Perhaps need to see if homeowner in 108 can do anything regarding the fact that this is a nuisance to them and their property.

UNFINISHED BUSINESS: Received final revised invoice from painter (where they removed the charge of \$4,650.00 for painting pool fences which was part of original painting contract) and Ameritech will arrange for payment of \$2,600.00. This is the final payment of \$142,000.00. Paint issues have been found at 204 Valencia where the paint is peeling from the side of the villa as well as a few other villas. Quan will contact Munyan to request inspections.

NEW BUSINESS: There was discussion regarding paving problems throughout the villas. Tammy will get 3 estimates to repair where needed. Howard "Bill" Alexander was welcomed to the Board as new member replacing Victoria Delbert, who resigned as Secretary. All members welcomed him.

ADDITIONAL INFO/COMMENTS/CONCERNS

Jane said that she will continue to monitor the construction at 201 Granada North as she does not have new owner's info. A letter was received from 306 Valencia regarding drainage concerns. An email response was sent that the POA is not responsible for drainage issues around parameters of villas. Jane also thanked the board members for attending and for their commitment of service to our community.

NEXT MEETING:

The next meeting will be held at 2:00 pm on Tuesday, September 26, 2023. Place to be held will be announced later.

There being no further business the meeting was adjourned at 4:25 p.m.

Respectfully submitted:

Audrey Montella, Acting Recording Secretary