

## WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.  
Annual Budget & Membership Meeting  
February 15, 2023

In accordance with the By-Laws and duly given notice, the Walden Lake Fairway Villas Property Owners Association, Inc's Annual Budget Meeting was called to order at 4:36 pm by David Drake, Manager for Ameritech at the Bruton Memorial Library, Plant City, FL.

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

Quorum declared. Around 40 people in attendance between the board members, homeowners and management representative.

Budget Meeting: David reviewed the Proposed Budget for 2023-2024 and announced an increase in the amount of \$295.00 monthly assessment. This increase is necessary due to an increase in all operating expenses, including a new lawn company that is desperately needed to keep up our standards and meet our needs.

There was a question from a homeowner who would like for us to get a quote for a pool heater, so that the pools could be used year-round.

The budget was unanimously approved by the Board.

The Annual Membership Meeting was called to order by Jane McMurray, President, at 5:36 pm.

Proof of Notice; Quorum Established.

Motion was made to waive the reading of the 2022 Budget Meeting minutes; approved.

Two nominations were received for a spot on the 2023 Board Members POA.

Jane McMurray Thanked Nancy Kohr for her help with organizing the Garage Sale. Jane also thanked Jim Beekman and others for their work with the Christmas Committee and would like for the Christmas Committee to have a planning meeting during the summer to prepare for Christmas 2023.

Jane McMurray reminded everyone that the Walden Lake Redevelopment Planning board met and will continue their meeting on 2/22/23 at 8:30 AM.

Homeowner Karen Strickland Thanked the Board.

Homeowner Nancy Wernicki brought up an issue from when her home was painted. Issue with shutters, water damage and overspray on pavers. Jane will continue the conversation after meeting to come to a solution.

Below are the following questions and answers presented to the board.

Question: Where to purchase paints?

Response: Florida Paints- Lakeland

Question: Where can Shutters be purchased?

Response: Board will come up with a couple options and publish for record.

Jane McMurray reminded everyone that the Villa's are getting older and need lots of maintenance.

Reminder Garbage Cans/ Trash Bins to be put away from sight after pick up.

Tammy Arnold gave details on new Landscape company 'LaBel' and the offerings of standard plants that they will have available for homeowners to select when wanting to install new landscape that are Florida friendly.

Meeting Adjourned 6:07 PM

Respectfully submitted by Victoria Deibert, Secretary.