

WALDEN LAKE FAIRWAY VILLAS
Property Owners Association, Inc.
Board of Directors Meeting
February 7, 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 201 Valencia Ct N; Plant City FL, on February 7, 2023, at 4:29 pm.

Board Members present: Jane McMurray, Clint Burrows, Tammy Arnold, Audrey Montella, Lori Brady, Joan Labinski, Victoria Deibert and Property Manager David Drake. Quorum declared.
Guests: Brian & Hector with LeBel Landscaping, LLC.

It was moved, seconded, and approved that the minutes of the January 17, 2023 meeting be accepted as corrected.

MANAGERS REPORT: David Drake with Ameritech reviewed our operating expenses in detail.

PRESIDENT REPORT: Jane McMurray attended the planning board committee meeting for the Walden Lake rezoning project. The meeting was continued for 2/8/23. Light pole at 300 Valencia was repaired. 4 Villas are currently for sale.

LANDSCAPE AND IRRIGATION: Tammy Arnold informed the board that ASI Landscape is offering a \$4000.00 credit as negotiation for their contract. The board interviewed Brian & Hector with LeBel Landscaping to compare their services and prices to ASI, who we interviewed last month. Tammy Arnold made a motion to hire LeBel for 12 months. Unanimous vote for us to contract LeBel for our landscaping needs.

ARCs: 2 previous ARCs 106 Seville S & 106 Capri S, completed sealant on driveways.
101 Seville CT N, replace flat roof - Approved
102 Seville CT N, replace tile roof with metal roof - Pending
103/104 Dorado, connect patios, landscape to build a trench, 1 irrigation to be capped off - Approved

VIOLATIONS: Violation Committee meeting date to be scheduled.

POOLS: Both pools were inspected and passed in December 2022. Painting of the pool fences was also completed in December 2022.

NEXT MEETING:

Our BUDGET & ANNUAL meeting is scheduled for Wednesday February 15, 2023.

Location: Bruton Memorial Library, 302 McLendon St., Plant City, FL

The next regular board meeting is scheduled for Tuesday March 21, 2023.

Location: TBD

There being no further business the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,
Victoria Deibert, Secretary