

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

January 17, 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 January 17, 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. Quorum declared.

Guests: Joe & Dominic with ASI Landscaping

It was moved, seconded, and approved that the minutes of the November 15, 2022 meeting be accepted as corrected.

MANAGERS REPORT: David Drake with Ameritech informed us of our operating expenses and brought to light that we will need to raise monthly association dues, due to higher expenses. (Landscaping and insurance to name a couple, budget meeting will go over more details for the increase)

PRESIDENT REPORT: Jane McMurray reminded everyone of the Public Hearing on January 31st in regard to Walden Lake expansion. Jane thanked everyone who helped with the Christmas decorating this year and advised us we have \$235.00 left in the Christmas Budget. Southern Environmental came out and looked at dirt erosion located at pool 1 deck, pending estimates. Jane reminded everyone that all exterior modification including landscape needs an ARC.

LANDSCAPE AND IRRIGATION: Tree removal needed at 308 Valencia Ct. Joe and Dominic with ASI went over the scope of their contract and we reviewed our needs. Tammy Arnold is also getting additional quotes to satisfy our landscaping needs.

ARCs: 1 ARC was received for 307 Valencia to replace 4 windows, approved.

VIOLATIONS: 106 Seville Ct S, unauthorized sealant and curbing. 106 Capri Ct. S, unauthorized pavement sealant with reflective paint.

NEW BUSINESS: Unanimous vote of 7 to 0 in favor of increasing monthly association dues to cover the rising costs of insurance and landscaping needs.

NEXT MEETING:

The next regular board meeting is scheduled for Tuesday February 7, 2023. Location TBD

Our yearly meeting and budget meeting is tentatively scheduled for Wednesday February 15, Location TBD

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

Respectfully Submitted,
Victoria Deibert, Secretary