

**WALDEN LAKE FAIRWAY
VILLAS**
Property Owners Association, Inc.
Board of Directors
Meeting July 18, 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 July 18, 2023, at 4:30 pm.

Board Members present: Jane McMurray, Tammy Arnold, Audrey Montella, Lori Brady, Joan Labinski, Victoria Deibert; absent, Clint Burrows. Property Manager Quan Vo. Quorum declared. Meeting Minutes from June 20, 2023, were approved. There were no guests in attendance.

MANAGERS REPORT: Quan distributed the July 17, 2023 balance sheet for review by the board. Monthly assessment delinquencies were reviewed and discussed. Future financial reports will be emailed to the board approximately mid-month.

PRESIDENT'S REPORT: Jane announced that Victoria & Justin Deibert have sold their villa and will be moving August 1st. Victoria is resigning from the board and a new secretary will be appointed. The board thanked her for her service and expressed our best wishes for her and her family in their new home. Jane will prepare minutes from this meeting. Audrey will prepare them for the August meeting. Others agreed to assist in the interim. Jane will send Quan meeting minutes from April, May & June, 2023 and The Annual Budget and Membership meeting held Feb. 15, 2023. These will be posted on waldenlakefairway.com. Statuses for the entrance accident claim, POA audit and the request for Ameri-tech to send a letter to all villa owners announcing our new property manager are all pending. Regarding the claim, our board attorney has sent a letter of demand for insurance info to the vehicle owner.

COMMITTEE REPORTS:

ARCs: 103 Dorado Ct – Installation of solar panels on tile roofs, approved.

WELCOME: None to report.

LANDSCAPE AND IRRIGATION: Tammy reported that there are a few homeowners harassing our vendors. She will instruct the vendors to ask homeowners to report any concerns directly to our property manager. Tammy meets regularly with the LeBel supervisor to discuss issues including: inconsistencies in trimming, missing work, and weed control. Three estimates were received for trimming approximately 25 oak trees: LeBel \$6,845, B&G \$2,950 and Precision \$2,650. A motion was made to accept the bid from Precision; seconded and carried. Tammy will schedule the project.

BUILDINGS: An invoice was received from Perry Electric for \$90 (replacement bulbs for the light poles) and sent to ameri-tech for payment. Matt Jesse volunteered to replace the bulb on the Capri N. and repaired the irrigation fence at the phase II pool.

POOLS: We have a few reports of uninvited guests using the pools. The board is keeping a watchful eye and asking unknown persons to identify themselves, and when necessary, asking them to leave.

VIOLATIONS New violation letters will be sent for Granada N & S and Valencia (primarily for roof cleaning). Correspondence including status updates and completed violations will be sent to property manager for recording.

UNFINISHED BUSINESS: See presidents report.

NEW BUSINESS: Pavement issues are being seen around the property. The board discussed need to identify and complete a list of repairs needed. Tammy agreed to head the committee and will tour the property to make a list. Jane will locate the last paving contract, and send to Tammy. As time permits, she will work on obtaining estimates for repairs and discuss with the board.

MEMBERS COMMENTS & CONCERNS: Nothing additional to report.

NEXT MEETING: **The next regular board meeting is scheduled for Tuesday Aug 15, 2023 at 2:30 PM.** Location TBD.

There being no further business, the meeting was adjourned at 6:10 p.m.

Respectfully Submitted,
Jane R. McMurray
President