

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

June 20, 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 June 20, 2023, at 4:31 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. Meeting Minutes from May 30, 2023, were approved. Guests: Quan Vo, Property Manager with Ameritech.

MANAGERS REPORT: David Drake introduced his replacement, our new property manager, Quan Vo. David also reviewed our Balance Operating Sheet. David explained the new line item on our balance operating sheet will be listed as "Deferred Maintenance." David also reported there is no status update from the accident on 6/2/23. The current estimates for repairs include \$625.00 to repair the spot light at entrance island and \$1,940.62 to correct the landscaping at the entrance island.

PRESIDENT'S REPORT: This year's liability Insurance premium was paid in the amount of \$7,259.50, this covers the pools, buildings, sink hole and common grounds. 2 public hearings before the City Commission were canceled by the landowner in regard to the development of the golf course. 2 Villas are for sale: 305 Valencia and 101 Capri S.

LANDSCAPE AND IRRIGATION: A roof tile was broken at 108 Valencia when the palm tree trimming was being completed. Precision Tree Service paid \$60.00 to the homeowner for repair. Ground cover behind 107 and 108 Seville Ct S was trimmed. Estimates to trim between 20-25 trees came in from both LeBel and B&G, we are still waiting for Precision Tree Service to send their estimate. LeBel's quote is \$6,844.00. B&G's quote is \$17,000.00 but includes all trees throughout the property and raising the canopy. Questions were asked about when we will mulch and we are hoping to possibly do it in November.

ARCs: 308 Valencia – Installation of a generator, approved. 102 Dorado – New Roof over garage area, approved.

POOLS: Plumbing repair at pool #1 cost \$105.00. Pool #2 needed a lock repair at the east gate in the amount of \$90.84.

VIOLATIONS: 208 Granada CT N received a violation for nuisance. The Violation Committee will be inspecting Granada Court North & South this month.

NEXT MEETING: **The next regular board meeting is scheduled for Tuesday July 18, 2023 at 4:30 PM**

There being no further business the meeting was adjourned at 5:47 p.m.

Respectfully Submitted,
Victoria Deibert, Secretary