

# WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

May 30, 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 May 30, 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. Meeting Minutes from April 11, 2023 were approved.

MANAGERS REPORT: David Drake reviewed the operating budget for May 2023. David informed us we will be receiving a new property manager since he will be retiring. Our new manager will be Quan Vo, who we will meet at our next scheduled meeting. David also informed us we made our final payment for the exterior painting that took place in June 2022. Lori welcomed new homeowners at 105 Capri Ct S. Jane welcomed new homeowners at 105 Valencia Ct.

PRESIDENT REPORT: Jane McMurray wanted to recognize David Drake for his 13 years of service to WLFV. There are two public hearings announced for June 15, 2023 and June 22, 2023, the City Commission meeting regarding the development of the golf course. This will be a public meeting. Jane requested an updated homeowner list from Ameritech and also asked for the budget operating sheet to be updated with a line item reflecting the balance in the contingency fund. A letter was sent to one homeowner and asked them to stop harassing the vendors on property.

TREASURER REPORT: There was a petty cash reimbursement for Jane who personally helped pay for the plumbing repair at pool #2. Plumber was paid directly for the two repairs made at pool #1

LANDSCAPE AND IRRIGATION: David Drake received a positive note, complementing the great job LeBel is doing. Palm trees were trimmed, and 4 trees were removed.

ARCS: 103 Capri Ct N, Replace Flat Roof – Approved. 102 Seville Ct N, Replace Rear Lanai Roof – Approved.

POOLS: Pool #2 plumbing issue with a backed-up toilet. Considering installing a keypad entry lock to restrooms to help prevent so many plumbing issues with the pool restrooms. Pool #1 Drain Installation and Pool Deck Repair was completed on May 12, 2023, new mulch followed. Pool #1 sewer line was serviced.

VIOLATIONS: Met on May 24, 2023 and discussed pending violations. Committee members were assigned cul-de-sacs. Current Violations include: 105 Capri Ct S, Dirty Roof. 107 Capri Ct S, Lose Stucco. 106 Dorado, Dirty Roof. 107 Dorado, Rotted Soffit. 103 Seville Ct. S, Dirty Roof. 105 Seville Ct. S, Dirty Roof. 106 Seville Ct. S, Patio Roof falling apart. 103 Seville Ct. N, Dirty Roof. 107 Seville Ct. N, Holes in Building & Roof, Squirrels habituating. 107 Valencia, Dirty Roof. 208 Valencia, Dirty Roof. 303 Valencia, Dirty Roof. 304 Valencia, Dirty Roof. 308 Valencia, Dirty Roof.

OLD BUSINESS: Still waiting on Audit from 3<sup>rd</sup> party through Ameritech.

NEW BUSINESS: Legal Letter (Cease & Desist) sent on May 12, 2023, to a homeowner asking them to stop harassing vendors.

NEXT MEETING: **The next regular board meeting is scheduled for Tuesday June 20, 2023 at 4:30 PM**

There being no further business the meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Victoria Deibert, Secretary