

WALDEN LAKE FAIRWAY VILLAS
Property Owners Association, Inc.
Board of Directors Meeting
October 24, 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 October 24, 2023, at 2:00 pm.

Board Members present: Jane McMurray, Joan Labinski, Clint Burrows, Audrey Montella, Lori Brady, Tammy Arnold, Bill Alexander and Property Manager Quan Vo. A Quorum was declared. Minutes of the Sept 26, 2023 meeting were approved as presented.

Quan started the Zoom portion of the meeting and Jane welcomed the visitors from Lebel landscape: **Hector Villanueva Medina, Maintenance Supervisor & Tony Williams, Landscape Mgr.**

MANAGERS REPORT:

Quan distributed the October 24th 2023 balance sheet for review by the board.
Munyan Painting completed all outstanding projects on Oct. 16th.

Collections –

There is currently none with the attorney.

90days delinquent - 0

60 days delinquent - 0

30 days delinquent – 1

A budget workshop will be scheduled in January, 2024.

PRESIDENTS REPORT:

Many thanks to Lori for hosting the meeting, board members and guests for attending. Senate Bill 102 was passed by the FL legislature and signed by the governor in July. The "Live local Act" could result in approving the construction of over 1,900 multi-family and town homes here in Walden Lake. It allows land developers to bypass city/county commissioners to change zoning laws. There would be no public hearings. E-mails are being sent by Walden Lake residents to all relevant officials, city & state urging reversal or amendment of the law.

The city attorney is sending a letter to state legislators, Danny Burgess (Senator) and Lawrence McClure (Representative). Additional notices will be posted as needed.

COMMITTEE REPORTS:

ARC:

Three have been received. 1) 105 Valencia: Sliding glass door and window replacement. 2) 307 Valencia: Replacement of tile roof over living room - Jerry's roofing- barrel tile. 3) 108 Valencia: Replace dead bushes next to drive way. All ARC's were reviewed and unanimously approved by the board.

Special request: 306 Valencia: Install a temporary "Bounce House" for their daughter's birthday party. Liability form was created, emailed the board with details, board majority approved. Form signed.

WELCOME: N/A

LANDSCAPE:

3 Mulch bids received: 1) LeBel- \$32,399.89, pine bark 3" depth, prepare beds, hand install mulch. 300 cubic yards. (Notes: discuss and clarify cubic yardage in estimate compared to other bids submitted with 450 cubic yards). Plus: 6 months interest free financing available.

2) Mulch Blowers of FL - 450 c.y. red or cocoa brown mulch blown in to approximate 2" depth. \$22,365. No financing available. Payment required prior to delivery.

3) American Mulch & Soil, LLC - 450 c.y. red mulch \$20,250 Or, 450 c.y. pine bark. \$25,200 Both products blown in to approximate 2" depth. No financing available. Payment required prior to delivery.

The landscape estimate for the Granada N area was discussed. The estimate will be revised and reviewed at a later date.

The dead pine tree near the Villas entrance (Granada N side) has been removed and stump ground up by Precision tree at a cost of \$650.00.

IRRIGATION: Phase I Well repair to replace pipe \$100.

BUILDINGS: Our communication director, Bill Alexander installed clip boards on the mailbox stands. Many thanks to Bill for posting 3 different notices since our last meeting!

POOLS: I: Due to problems with low water pressure and sediment from the well water, Wayne Conyers Plumbing made repairs to the sink faucet and toilet on 10/13/23. Cost \$278 was paid from petty cash. An estimate has been received from the city to install a meter on the back of the pool building. The purpose is to convert both the restroom and the pool to city water. The cost for the meter is \$1,932.16. Additional work will be required by a commercial plumber to re-plumb the restroom, install a backflow Prevention assembly, and disconnect the water supply from the well. A guesstimate price for all should be less than \$6,000. A motion is needed to approve the installation of the meter and authorize additional monies needed from the pool reserve to complete the project. A motion was made, seconded and carried to approve the guesstimated expenditure.

VIOLATIONS:

An updated status report has been sent to Quan and the violations committee. There are currently 9 pending violations.

GARAGE SALE/CHRISTMAS DECORATING:

Garage sale scheduled for Sat. Nov 4 from 8am to 2pm. A notice was posted and applications distributed. The deadline was Oct 23 to submit applications to Nancy Kohr. Bill and Jane will post signs and put out street cones for the day of sale.

UNFINISHED BUSINESS:

Paving: Bill has agreed to chair the paving committee. He will inspect the property and obtain estimates for needed repairs.

NEW BUSINESS: See Pool I water conversion project.

MEMBERS COMMENTS & CONCERNS:

After debating all the mulch bids,

All members electronically approved the mulch bid for 3" of pine bark from LeBel (\$32,399.89).

The City of Plant City utility bills include solid waste collection for both of the pool buildings.

The trash cans are emptied as needed by pool committee members, and carts are not used.

Quan will inquire with the city to see if they can remove the charge from our monthly bills.

NEXT MEETING:

November 20th @ 2:00 PM. Location TBD.

There being no further business the meeting was adjourned at 4:00 p.m.

Respectfully submitted:

Bill Alexander, Communications Director