

# WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.  
Board of Directors Meeting  
September 26, 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 201 Valencia Ct N; Plant City FL, on September 26, 2023, at 2:03 pm.

Board Members present: Jane McMurray, Joan Labinski, Clint Burrows, Audrey Montella, Bill Alexander and Property Manager Quan Vo. Board members absent: Lori Brady and Tammy Arnold. A Quorum was declared.

Minutes of the August 15, 2023 meeting were approved as presented.

MANAGERS REPORT: Quan distributed the September 25, 2023 balance sheet for review by the board. Quan also talked about a scheduling a future budget workshop with the board. Quan will implement zoom for villa owners to participate in at our next meeting. The meeting agenda will be posted for Villa owners 48 hrs. prior to the scheduled meeting in an area to be determined. Bill volunteered to assist in posting the notices.

## PRESIDENTS REPORT:

Jane reported on the settlement of the accident at the front entrance. Geico is mailing a check for \$2750.62 that in turn will be mailed to Ameritech. Electrical repair work at entrance was completed on 9/22/2023. Landscape repair work is being scheduled with LeBel.

The contract with Ameritech was renewed with a monthly increase of \$61.00. Total monthly management fee is \$1,050. Jane, with board approval, decided to table the requested audit for now.

Jane also discussed sealing roads after repairs are done.

## COMMITTEE REPORTS:

### ARC:

7 ARC's (received from 4 villas)

#1. 108 Valencia CT N. install pavers instead of sod for drainage.

#2. 101 Granada S.: 1. Replace screen on Lanai no change in appearance. 2. Replace gutters and down spouts no change in appearance. 3. Replace 6 windows no change in appearance.

#3. 102 Seville N. Add mulch around patio area and additional area to plant pigmy palm. Add landscape lighting.

#4. 304 Valencia Ct N. 1. Removal of two shrubs located behind Villa. 2. Remove old red bricks and replace with concrete edging blocks to eliminate erosion.

All ARC's were discussed and approved by the board. One exception was made for 304 Valencia. The request for removal of the two shrubs is approved, contingent on the homeowner agreeing to assume the cost for the removal.

WELCOME: None

### LANDSCAPE & IRRIGATION

Jane was advised by Tammy prior to the meeting and reported the following information. Tammy has received an estimate from LeBel to install new shrubs/bushes across the back of 101,102,103,104 and side of 105 Granada N. where there is nothing now. Lebel quoted \$10,000. It was decided that Tammy should get more information to present to the board for discussion. Tammy is also working on bids for mulch. There is a dead pine tree between 106 and 107 Valencia, estimate from Precision Tree Service to remove and grind stump is \$850.00. A motion was made, seconded and carried to approve the work.

**BUILDINGS:** Asphalt repairs- No report.

**POOLS:** Need extra pool and store room keys, Joan will provide more keys.

### VIOLATIONS:

107 Seville Ct N was turned over to collections Attorney.

107 Valencia CT N will complete roof cleaning within two weeks.

**UNFINISHED BUSINESS:** None

### NEW BUSINESS:

New Christmas decorating chairman: Jim & Ann Beekman (207 Granada N.)

Garage sale: Saturday November 4<sup>th</sup>. Committee chairman: Nancy Kohr. Nancy & Tammy will distribute the applications. Bill Alexander and Jane McMurray will distribute street cones and signs for event.

### ADDITIONAL INFO/COMMENTS/CONCERNS

Board unanimously approved garage sale for one day only.

### NEXT MEETING:

**The next meeting will be held at 2:00 pm on Tuesday, October 24, 2023. Location TBD.**

There being no further business the meeting was adjourned at 3:25 p.m.

Respectfully submitted:

Bill Alexander, Communications Director