

WALDEN LAKE FAIRWAY VILLAS
Property Owners Association, Inc.
Board of Directors Meeting
February 28, 2024

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 February 28, 2024, at 2:09 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 November 20, 2023, meeting were approved as presented.
Quan started the Zoom portion of the meeting none were present.

MANAGERS REPORT:

Quan distributed the February 27, 2024 balance sheet for review by the board.
It was decided by the board to send one villa owner to collections for non-payment.

COLLECTIONS:

There are currently none with the attorney.
90 days delinquent -0
60 days delinquent -1
30 days delinquent -5

PRESIDENTS REPORT:

Many thanks to Lori for hosting the meeting, and to board members for attending.
Assign Officers: Audrey Montella will assume Board Secretary position.
Bill Alexander- communications, building and maintenance director.

COMMITTEE REPORTS:

ARC: 2 received
205 Granada CT N. flat roof replaced - Approved.
107 Capri CT S. Kitchen window replacement - Approved.

WELCOME:

106 Seville CT S. / Sheila Donalson
103 Seville CT N. / Nate Guteras

LANDSCAPE & IRRIGATION:

2 pines removed from Seville CT S. on 2/7/2024 cost \$1250.00.

2 pines removed from Capri CT S. on 12/29/2023 cost \$950.00.

Pre-emergent applied to lawn on 12/20/2023

Irrigation repair at 107 Granada CT N.

BUILDINGS:

Capri CT S. light pole dome was damaged and light fixture socket was rusted and needed replaced. Bill Alexander repaired it.

POOLS:

Pool #1 water meter was installed next to 203 Granada CT N.

Pool inspections completed 12/19/2023 both pools had an unsatisfactory inspection due to large drain covers at deep end needing to be replaced. Estimate of \$670.00 was approved by email and work was completed on 2/1/2024. Reinspection was satisfactory.

Solid waste charges for pools by city are required for commercial accounts.

VIOLATIONS:

Bill Alexander and Lori Brady will assess the Valencia CT N and Granada CT N villas for violations. Bill and Audrey Montella will assess the rest of the villas for violations and report to Quan Vo, Jane McMurray, and the board.

INSPECTIONS NEEDED:

The Board discussed bi- annual inspections with follow-up as needed. Jane distributed the current list to the board and Quan Vo.

The Board agreed to send delinquent accounts to collections after 3 notices and send unresolved violations to the attorney.

CHRISTMAS DECORATING / GARAGE SALE:

Two residents pledged large contributions at our annual meeting for Christmas decorations.

No volunteers yet for the annual garage sale committee.

UNFINISHED BUSINESS:

Paving

Pool and plumbing estimates summary reviewed by the board with follow-up scheduled.

NEW BUSINESS: None

MEMBERS COMMENTS & CONCERNS:

Add to next bulletin requirements for large, discarded items. Residents should contact the Plant City solid waste department @ 813-757-9208 or email: customerservice@plantcitygov.com

NEXT MEETING:

March 19, 2024 @ 2:00 PM.

Violation committee to meet in early March prior to the next meeting.

There being no further business the meeting was adjourned at 3:50 p.m.

Respectfully submitted:

Bill Alexander

Communications Director