

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

August 27, 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, at 204 Valencia Ct, N, Plant City, FL, on August 27, 2024, at 2:30 pm. Zoom was open, with no guests in attendance.

Board members present: Jane McMurray, Lori Brady, Tammy Arnold, Audrey Montella, and Bill Alexander. Also present was the Property Manager, Ronny Dunner. Quorum declared.

Jane welcomed and thanked all board members and Ronny for being present.

The minutes from the July 23, 2024 meeting were approved as corrected.

Manager's Report:

Ronny distributed reports through July 31, 2024, which included balance sheet, etc. for review by the board. He also spoke about violations and will prepare a current list for board review at our next meeting. Active violations would have to be sent to the new owner in the case where a family member inherits a villa. He discussed implementation of a sales application which is similar to the current lease application. It would be required prior to closing the sale of a villa. It would include background checks for owners, adult children, and other adult permanent residents in the household. Forms and fees will be collected prior to the sale. The board agreed to proceed, pending review with the board attorney. Currently, we are only advised of a sale when an estoppel request is received from a title company. Active violations are reported in the response. He also discussed who is responsible for paying the fees in cases where violations are sent to our attorney for collection.

President's Report:

Jane reported that she had received the 2023 year end cash receipts and disbursement report on 8/16/24, however the report was sent for Walden Reserve not Fairway Villas. Ronny said that would be corrected. A phone call with our board attorney was summarized for the board: Full payment was received from the title company for 107 Seville Ct N in the amount of \$5,595.00. A release of lien was filed and the case was dismissed. Regarding the Corporate Transparency Act, each director must submit a form with required information for filing with the Federal Government. Failure to file will result in fines to the association. Jane will confirm the necessary information, collect the forms and send them to our attorney for filing.

Committee Reports:

ARC: 103 Capri Ct S has submitted an ARC for window replacement and was approved by the board. An inquiry was received from 201 Granada Ct N for an ARC to complete total roof replacement.

Welcome:

Jane welcomed the owner of 104 Capri Ct S.
104 Capri Ct N has not yet been sold.

Landscape & Irrigation:

The Board needs total for recent tree work from Precision. It was observed the oaks between 201-204 Granada Ct N were not trimmed. Tammy will inform Precision. Jane requested Tammy schedule a cleanup of magnolia pods from the turf at 204 Granada Ct N. The board approved the request from LeBel to increase their monthly service fee to \$8,600, effective January 1, 2025. Tammy will obtain estimates for palm tree trimming. Bill presented an estimate from LeBel for a sod replacement project in the amount of \$12,478.35. Additional estimates will be obtained.

Buildings/ Pools:

Pool #1 circulation pump failed and was replaced 8/15/24 for an estimated cost of \$495.00. Three umbrellas and five chairs were purchased for Pool #1 and #2 at a cost of \$350.00. Jane will continue to look for two replacement tables for Pool #2. She asked Ronny to check why there was a payment delay in paying Mary Maribel Cleaning Service. Ronny will arrange payment.

Violations: Ronny will pull a list of active violations for committee review at the next meeting.

Christmas Decorating/Garage Sale: None

Unfinished Business: None

New Business:

A notice will be posted regarding Labor Day trash pick-up. Ronny added a Disaster Preparation Guide to our website. Jane presented a draft of the Villas Hurricane Readiness guide for board review.

Comments & Concerns of Members: Waldenlakefairway.com updates are needed, including minutes. Also requested: temporary notice of meeting bulletins including zoom links be posted each month for our monthly board meetings.

Set Date & Location of Next Meeting: Tuesday, September 24, 2024, at 2:00 p.m.
Location to be announced later.

Adjournment: There being no further business the meeting was adjourned at 4:25 p.m.

Respectfully submitted:

Audrey Montella, Secretary