

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

July 23, 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 July 23, 2024, at 2:02 pm. Zoom was open for visitors.

Board members present: Jane McMurray, Lori Brady, Tammy Arnold, Audrey Montella, and Property Manager, Ronny Dunner. Absent: Bill Alexander. One Guest: Ashley Borders. Quorum declared.

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

The minutes from the June 25, 2024 meeting were approved as presented.

Manager's Report:

Ronny distributed reports through June 30, 2024, which included balance sheet, etc. for review by the board. Ronny informed us regarding the new bank, SouthState Bank, and the upgrading of accounting and management company software. He reported that there were new coupon books and a new website portal to register our account for automatic payment. Distributed 2024 Legislative updates for HOAs. He informed the board that we must prepare a hurricane readiness guide to include approved structural items, such as windows, roofs, generator installation. The guide will be included in the documents listed on our website. It was suggested we ask our board attorney for items to include for our association. The guide must be implemented by year end. The board member certification course must also be completed by year end. Continuing education credits will be required for subsequent years. A copy of the plat for the Fairway Villas was distributed and property lines were reviewed by the board.

He also told us we have approval to collect donations for the Christmas decorations.

An estoppel request was received for 107 Seville N.

President's Report:

Jane reported that the course for Board Certification with Stockham Law Group had been cancelled. However, they will advise when the course is available. Our attorney, Barbara Prasse-Anderson is preparing a board education course as well.

Committee Reports:

ARC: – There were no ARC requests received.

Landscape & Irrigation:

The Board reviewed the estimate for tree trimming of the oaks, removal of dead pines and stump grinding by Precision was voted on and approved by the Board. The turf condition at 305 Valencia was discussed.

Buildings/ Pools:

The paving project was completed on 7/1/24. Pool #2 filtration pump motor was replaced last week with an approximate cost of \$475.00. The invoice has been sent to Ameri-Tech for payment. A neighbor offered to observe Pool 2 & notify Jane of any issues, such as pool umbrellas being left open. Jane is hoping to be able to purchase new tables and chairs for Pool 2. In the process of looking for same.

Violations

Due to the new HOA rules, Ronny advised that trash cart violations may only be sent on Saturday's if necessary. He presented a draft of the violation letter for 208 Granada Ct N, regarding removal of the invasive bamboo planted by the villa owner. The board approved the letter for mailing. Previous violations were discussed and will continue to be monitored.

Unfinished Business: Christmas decorations/Garage sale. We have a new Christmas decorating chairperson - Charlene Wacasser. As of this date, we do not have a volunteer to chair the Garage Sale.

New Business: Joan Labinski, Vice President: has resigned effective 6/27/24. Bill Alexander has been elected to replace her in this position.

Comments & Concerns of Members: There was a complaint from some homeowners that there had been unlawful use of mailboxes. Ronny will call the offender and remind that person that it is against the law to put solicitations in the mailboxes. If necessary, it can be reported to the proper authorities to take action against this offender.

Set Date & Location of Next Meeting: Tuesday, August 27, 2024, at 2:30 p.m. Location to be announced later.

Adjournment: There being no further business the meeting was adjourned at 3:55 p.m.

Respectfully submitted:

Audrey Montella, Secretary