

## **WALDEN LAKE FAIRWAY VILLAS**

Property Owners Association, Inc.

Board of Directors Meeting

June 25, 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 June 25, 2024, at 2:31 pm. There was a delay in starting the Zoom portion of the meeting and no members were present.

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

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

The minutes from the May 21, 2024 meeting were approved as presented.

### **Manager's Report:**

Ronny distributed reports through May 31, 2024, which included balance sheet, etc. for review by the board. He also gave us documents summarizing the FI Senate Bill 2024 pertaining to governing Property Owner Associations including The Federal Corporate Transparency Act and new board certification requirements. Additional research is being completed and details will be sent to the board.

### **President's Report:**

Jane reported that there had never been a date set for a hearing of Walden Lake LLC vs. The City of Plant City. She and Lori arrived for the hearing and were told it was simply a conference call with the Judge and attorneys on both sides to discuss scheduling matters. Also, Jane reported that the Villas Commercial Liability Property Coverage Policy was renewed effective 5/31/24 with an annual premium of \$6,177.00. Two bulletins were posted to all members this past month.

### **Committee Reports:**

**ARC:** – one received and approved by the Board for a patio cover structure.

### **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. There was discussion regarding shrubbery, etc. that needs to be trimmed back or removed.

### **Buildings/ Pools:**

The majority of the water project on Pool #1 has been completed. Some repair and cleanup work still needs to be done. Bids pending for fill dirt and repairs for irrigation shed door and well fence gate. Approval by the board was given to complete the work. Invoice received from True Plumbers for the \$3,925 balance due and given to Ronny to arrange payment.

Paving repairs: Project nearing completion. Discussion of additional expense of \$1,900 required to complete paving repairs in the water work project area. A motion was made & seconded to vote to approve the cost increase. All voted in favor of the increase. This brings the total paving expenditure to \$8,400. The Board approved payment of the \$6,500 invoice to Pothole Heroes and the \$1,900 invoice will be paid upon satisfactory completion of Granada N work.

Current pool inspection certificates received from the FL Dept. of Health will be posted in the pool restrooms.

### **Violations**

There was discussion regarding large invasive Bamboo planted by the villa owner without permission and investigation needed of periodic excess water drainage on pavement which could be from a water softener that might be contributing to pavement erosion in the street. Legal status update on the claim of lien recorded on homeowner. Notice of intent to foreclose was mailed to owner on 5/14/24. There is a 45-day waiting period. A motion was made, seconded and approved by the board to pay the legal expense for this procedure. Previous active violations were discussed and will continue to be monitored.

**Christmas Decorating/Garage Sale:** Discussed possibility of fundraising for decorations. No further action was taken.

**Unfinished Business:** Continuing to monitor paving project.

**New Business:** None

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

**Set Date & Location of Next Meeting:** Tuesday, July 23, 2024, at 2:00 p.m. Location to be announced later.

**Adjournment:** There being no further business the meeting was adjourned at 4:16 p.m.

Respectfully submitted:

Audrey Montella, Secretary