

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

November 19, 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 November 19, 2024, at 2:08 pm. Zoom was open.

Board members present: Jane McMurray, Lori Brady, Tammy Arnold, Audrey Montella, and Bill Alexander. Also present was the Property Manager, Ronny Dunner. Guest: Mike Fletcher, Villa owner and Brian Stephens, Director of Maintenance, LeBel Landscaping and Hector Medina of LeBel Landscaping. Quorum declared. No Zoom participants.

Jane welcomed and thanked everyone for attending the meeting.

A discussion began with Brian & Hector of LeBel Landscaping regarding ongoing issues:

- Managing pool area with leaving bathroom unattended and not locking up when leaving. Also, whoever has been using the key has not been closing and making sure the gate was locked. A possible solution is to leave the key in truck and when needed use and then lock door and put back in truck for next person. However, the problem can be handled would be greatly appreciated. Brian will chat with the crew to solve this problem. Requested trimming of any low hanging branches over the globes of the 15 pole lights. Also, the entrance area needs to be made ready for holiday decorating. Trimming should be done so that the plants in front are lower than the plants behind them, etc. Brian requested Tammy take pictures of areas with concerns and forward to him.
- Questions were asked regarding fertilization schedule, types of fertilization being used, and changes of schedule. Brian stated that they will apply a combination of fertilizer and weed control this week. He clarified the number of workers and time spent of property per visit.
- Tammy reported a problem with mowing and trimming around the debris instead of picking it up and removing it.

The LeBel representatives were dismissed from the meeting at this point.

The minutes from the October 22, 2024 meeting were approved as presented.

Manager's Report:

Ronny distributed the financial reports through October 31, 2024, which included balance sheet, etc. for review by the board. Invoices received and approved for payment were Prasse-Anderson Law in the amount of \$214.36 for a Notice of Intent to Lien, Gary Ford Well & Pump Service in the amount of \$920.00 which includes work done for the Phase 1 Well on 6/5/24 & 10/30/24. Chester Crouch Handyman Service in the amount of \$221.43 for repairs and painting of the Phase II well fence. Operating account balance

is \$39,335.53. Delinquencies were discussed and will be reviewed with accounting and referred to our attorney for collections as needed. Regarding violations for roof cleaning, 3 past due final notices will be referred to the attorney. 2 final notices will be sent and one is pending status of approved roof replacement.

President's Report:

Jane introduced Mike Fletcher and he gave the Board a little background on himself. Bill Alexander moved, Lori Brady seconded and the Board unanimously approved the Mike as a replacement for Clint Burrows until our annual meeting when the new slate of officers will up for election. Jane then reported on the current status of Walden Lake LLC (Plaintiff) v City of Plant City (Defendant). On November 12, 2024, an order granting intervenor Save Walden Lake, Inc's motion to intervene was granted. This makes Save Walden Lake, Inc., a legal entity, to receive copies of documents and attend, monitor, participate in and observe all discovery matters in this action. The Board has received a class calendar from Janice Sofia @ Ameri-Tech regarding the DBPR classes. There is no charge for virtual or in person classes. A phone call was received from a villa owner who inquired about landscaping mitigation around the foundation of the villa to minimize flood potential. The question as to who is financially responsible for modifications of landscape was asked by the villa owner. The answer given by Jane, on behalf of the Board, was that the villa owner would be responsible and that an ARC would be required with detailed plans for review by the Board. A notice has been prepared for posting for the Thanksgiving solid waste schedule.

Committee Reports:

ARC:

None

Welcome:

There were no new owners to welcome this month.

Landscape & Irrigation:

A complaint was received from 103 Capri Ct N regarding a need for cleanup of storm debris including small branches and displaced mulch.

Precision will be here to trim the palms, remove 3 trees, broken limbs from storm damage and grind stumps.

Buildings:

Pools: See above regarding pool gate security issue with LeBel.

Violations: See above under manager's report.

Christmas Decorating/Garage Sale: Christmas decorating Committee: A notice was posted on November 7th asking for donations of new boxes of LED warm white light on green cords – 50 to 100 count. Only a very few have been received. The committee will be decorating early next week. Plans include the Villas entrance; light poles and mailbox stands.

Unfinished Business: None

New Business: None

Comments & Concerns of Members: None

Set Date & Location of Next Meeting: Budget workshop: Tuesday, January 7, 2025, at 2:30 p.m. Location to be announced later. Tentative date for the annual budget and membership meeting is Tuesday, February 25th. Location and time to be determined.

Adjournment: There being no further business, the meeting was adjourned at 4:10 p.m.

Respectfully submitted:

Audrey Montella, Secretary