

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

October 22, 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 October 22, 2024, at 2:30 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. Quorum declared. No Zoom participants.

Jane welcomed and thanked everyone for attending the meeting.

The minutes from the September 24, 2024 meeting were approved as presented with one abstention vote.

Manager's Report:

Ronny distributed the financial reports through September 30, 2024, which included balance sheet, etc. for review by the board. Ronny has assessed the property for damages. Lori questioned why she had not received a check for petty cash. Ronny will investigate that for her and make sure it is sent out to her. There is a balance in the Operating Account of \$32,481.84. He will check into any late balances due by owner of fees and discuss with the attorney any owners that need to be sent letters. Ronny will call the city regarding the street signs that are down and need to be either replaced or put back up. One large street light is also out and will need to be reported to TECO.

President's Report:

Jane reported that we were spared damage during Hurricane Helene, however many of the villas experienced flooding in garages and other damage during Milton. Some sustained serious interior damage and cleanup and repairs will take time. She also noted that it was remarkable that we did not lose power or water service. Overall, we were blessed.

Committee Reports:

ARC:

(1) 201 Granada Ct N - Complete roof replacement and (2) 108 Seville Ct N - Window replacement. These were both approved after receiving information requested by the Board from the owners.

Welcome:

There were no new owners to welcome this month.

Landscape & Irrigation:

Phase I well repairs are pending completion. The Sod-X work was completed on October 2, 2024. A balance due invoice in the amount of \$2,050 was emailed to Ronny. Landscape debris and tree clean-up will be completed during regularly scheduled visits.

Tammy will meet with a representative from Martin Total Landscaping to compare service. Irrigation service will resume as soon as possible.

Buildings:

Phase II well fence repairs were completed on October 21, 20204. Now waiting for the invoice for final cost (estimated to be less than \$250). Repairs were made by Chester Crouch.

Pools:

Jane observed some chipping and fine cracks on the top and side of the collar beam on the Phase I pool. This does not appear to be a serious problem, but it will need to be looked at by a construction contractor. We are in no hurry to do this. A special thanks to Bill Alexander, Bobby Wacaser and Brad McMurray for securing the furniture on the pool decks before the storm and replacing it after the storm.

Violations: Bill and Lori toured the property to review pending violations and inspected all roofs. Bill emailed a report to Ronny on 10/3/24, which included completed and new violations.

Christmas Decorating/Garage Sale: A notice was posted on 10/2/24, however no one has contacted Jane regarding the Garage Sale, so no further action will be taken at this time.

Unfinished Business: Jane mailed the FINCEN forms from board members on 9/30/24 and received the certified mail return receipt on 10/2/24. She will need reimbursement from treasurer of \$10.99 for the postage to mail them.

New Business: None

Comments & Concerns of Members: We have 1 unanswered complaint from Dale Hawkins, dated July 30, 2024, regarding untrimmed large oak trees between 201 & 204 Granada Ct N. Ronny will handle answering this complaint and be better about responding to complaints in the future. Tammy advised these trees will be trimmed at no additional charge as they were already included in a previous estimate from Precision.

Set Date & Location of Next Meeting: Tuesday, November 19, 2024, at 2:00 p.m. Location to be announced later.

Adjournment: There being no further business, the meeting was adjourned at 4:00 p.m.

Respectfully submitted:

Audrey Montella, Secretary