

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

September 24, 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 201 Valencia Ct, N, Plant City, FL, on September 24, 2024, at 2:30 pm. Zoom was open.

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

Jane welcomed and thanked everyone for attending the meeting.

The minutes from the August 27, 2024 meeting were approved.

Manager's Report:

Ronny distributed the financial reports through August 31, 2024, which included balance sheet, etc. for review by the board. He told us that all bills had been paid through August 31, 2024. He reported that he had received a response from the attorney regarding the sales application and it was determined that our documents would have to be amended to perform the sales application process. Ronny also reported that a letter from Ameritech to villa owners regarding website access for covenants and documents was sent. A storm prep notice was posted on our website. He prepared an open violations list and presented it to the board for discussion and review.

President's Report:

Jane reported that an alligator was recently seen at 103 Valencia Ct N. It was too small for any action to be taken about it. She discussed the fact that electronic communications between board members should be sent in a professional manner. She mentioned that it is okay to disagree, but we must use good judgement and avoid using harsh language. It was also suggested that private conversations and disagreements do not need to be shared with the entire board and property manager.

Committee Reports:

ARC:

(1) 201 Granada Ct N - Complete roof replacement. The board agreed to approve contingent on a sample of color and form of the material and confirmation of workers compensation in the contract. (2) 108 Seville Ct N - Window replacement. This was reviewed and approved by the board.

Welcome:

Jane had talked to the new owner of 104 Capri Ct N. Her name is Barbara Moss. Closing date is set for October 10, 2024. Jane will welcome her in October.

Landscape & Irrigation:

The 4 invoices received from Precision dated 8/26/24, totaling \$9,450 have been paid. The status of the well electrical issue in phase 1 was discussed, additional information is pending from Gary Ford Well & Pump. Tammy presented 3 proposals for palm tree trimming. After review and discussion, the board approved the proposal from Precision Tree Service at a cost of \$7,650.00. The Sod-X proposal for 3 areas of sod replacement at a cost of \$4,100.00 was approved by majority of the board via email on 9/9/24. The down payment of \$2,050.00 was mailed on 9/19/24. A landscape complaint was received from 107 Capri Ct N regarding the lawn not being cut, shrubs not trimmed and many weeds. The complaint is being addressed. Replacement of dead shrubbery that has been removed around the villas was also discussed.

Buildings:

A small sink hole was discovered between 105 & 106 Granada Ct S. The city has been contacted about it.

Pools:

A new pool skimmer has been ordered as unable to repair the one at Pool #1. New wall clocks were purchased for both pool buildings. The cost was \$30.00 for both.

Violations: The violation committee will review the open violation report and report findings to Ronny. New violations will be discussed at the next board meeting.

Christmas Decorating/Garage Sale: Jane has been actively looking for a Committee Chairman for Garage Sale, but no success to date.

Unfinished Business: Jane has received all FINCEN forms from board members and will send by certified mail. She has not received any more news regarding the class that is to be taken by members for certification.

New Business:

A notice will be posted regarding the Garage Sale to all residents. The date for the WLCA sale is Saturday, November 2.

Comments & Concerns of Members: Board discussion of possible attorney referral for property lien for 1 villa.

Set Date & Location of Next Meeting: Tuesday, October 22, 2024, at 2:00 p.m. Location to be announced later.

Adjournment: There being no further business the meeting was adjourned at 4:30 p.m.

Respectfully submitted:

Audrey Montella, Secretary