

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

April 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 April 23, 2024, at 2:02 pm.

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

Jane welcomed and thanked all board members for being present.

The minutes of the March 19, 2024 were approved as presented.

Quan started the Zoom portion of the meeting.

Manager's Report:

Quan distributed the April 22, 2024, balance sheet for review by the board.

It was decided by the Board that Cloudburst needs to be present when paving is involved.

Discussed 201 Granada N – new ownership.

Need to make sure lien was placed on delinquent property at 107 Seville Ct N in order for us to get our fees.

President's Report:

Jane stated that she had received a postcard from Ameri-Tech regarding ordering a year-end financial report. She will order a copy for the files.

The Board voted unanimously not to pursue Page & Company regarding an annual review.

Quan will email an updated roster of homeowners to the Board.

Committee Reports

ARC: Quan reported he had received several ARCs for review by the board.

305 Valencia – Replacement of front & side garage doors. Board approved with no windows in doors.

106 Capri Ct N – replacement of two tiles and repair of roof connecting porch to roof – ARC was not needed.

105 & 106 Capri Ct N - replacement of tile roof with metal roof like 107 Capri Ct N – Board approved.

102 Dorado for screened enclosure at entrance to villa. Board approved.

101 Valencia – tile roof replacement. Board approved.

Welcome:

201 Granada N – Jane to reach out to them.

Landscape & Irrigation:

A notice was posted 3/26/24 regarding city guidelines for yard waste and special pickups. New batteries were installed in Villas' cart at a cost of \$1,307.85. Estimate received from Precision Tree Service for \$500.00 to remove dead pine tree located near 306 Valencia. Board approved expense. Inspection and estimate for trimming oak trees will be requested.

Buildings:

D & D Grading final estimate received for new waterline & back flow prevention system for Phase 1 pool and building was \$5,250.00. Need information regarding permit for this. Need more fine detailing in order to approve to be certain everything is included.

Pools:

No issues regarding pool areas.

Violations

Letters were sent out 3/27/24. 208 Valencia has been completed. Need to do a check to see what has been done to complete other violations. Escalation date is 4/27/24.

Christmas Decorating/Garage Sale: No comments.

Unfinished Business: None

New Business: None

Comments & Concerns of Members: None mentioned.

Set Date & Location of Next Meeting: May 21, 2024, at 2:30 p.m. Place to be announced.

Adjournment: There being no further business the meeting was adjourned at 3:35 p.m.

Respectfully submitted:

Audrey Montella, Secretary