

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Annual Budget & Membership Meeting

February 19, 2024

In accordance with the By-Laws and duly given notice, the Walden Lake Fairway Villas Property Owners Association, Inc's Annual Budget Meeting was called to order at 4:08 by Jane McMurray at the Bruton Memorial Library, Plant City, FL.

Board Members Present: Jane McMurray, Lori Brady, Joan Labinski, Bill Alexander, Tammy Arnold, Audrey Montella and Clint Burrows. Manager: Quan Vo and Keith Phillips Ameritech training director were present.

Quorum declared. Around 35 people in attendance between the board members, homeowners and management representatives.

Budget Meeting held. The budget was unanimously approved by the Board.

Waive or approve of notice sent out, 22 to waive.

No new assessment in 2024.

Keith training director for Ameritech introduced himself and new property manager Quan Vo.

The Annual Membership Meeting was called to order by Jane McMurray, President, at 4:13 pm.

Jane explained to members the recent mailing. Proxies were certified and quorum was declared. Last annual meeting minutes 2-15-2023 reading waived by vote.

Election of directors:

No nominations from the floor, Audrey Montella and Bill Alexander were elected to board.

Board introduced themselves and positions.

New Business: Nothing to vote on.

Projects upcoming:

Provide city water to phase 1 pool which is on well water now.

Pavement erosion to be repaired after all estimates are in.

Landscaping: Shrub replacement ongoing additional irrigation as needed in small increments.

Pool decks pressure washed and sanded. replace broken and old furniture.

Need volunteers for annual garage sale, Nancy Kohr is retiring from leading it.

We just paid off the painting contract from the last painting. We have not had a special assessment, dues have covered all expenses for many years.

Below are the following questions and answers presented to the board.

Question: Is there a way for residents to attend board meeting?

Response: Zoom at meetings covers that. We don't have a clubhouse.

Question: Water going into residents garage after paving settled? (9 years ago)

Answer: Always been a problem in certain areas with poor drainage

No new information about the golf course.

Walden lake LLC may be suing the city of Plant City over zoning laws.

Question: BBQ grill permanently installed at pools?

Answer: A lot to take into consideration like maintenance, cleaning area, privacy for neighbors ect.

Suggestion made for more Christmas decorations.

Resident offered \$500.00 for more decorations and another resident offered \$500.00 as well.

Coupon books will be ordered tomorrow and sent to residents / owners for assessment fees.

Meeting Adjourned 5:30 PM

Respectfully submitted by Bill Alexander Communications director.