

**WALDEN LAKE FAIRWAY VILLAS**  
**Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**March 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, and the board, at 204 Valencia Ct N; Plant City FL, on March 19, 2024 at 2:00 pm.

Board Members present: Jane McMurray, Joan Labinski, Lori Brady, Tammy Arnold, Bill Alexander, board member absent, Audrey Montella. Property Manager Quan Vo. A Quorum was declared.

Minutes of the February 28, 2024 meeting were approved as presented.

Quan started the Zoom portion of the meeting none were present.

**MANAGERS REPORT:**

Quan distributed the March 18, 2024 balance sheet for review by the board.

It was decided by the board to send a villa owner a letter from the attorney for non-payment.

The board decided to send delinquent accounts to collections after 3 notices.

**COLLECTIONS:**

There is currently one pending with the attorney.

90 days delinquent -1

60 days delinquent -0

30 days delinquent -0

**PRESIDENTS REPORT:**

Many thanks to Lori for hosting the meeting, board members for attending.

Director Clint Burrows has officially resigned from the board effective 3/1/2024.

Coupon books were received 3/16/2024 and late fees were discussed.

An updated homeowner roster was given to Quan and as soon as Ameritech staff reviews it will be sent to the board.

No update on former golf course development.

**COMMITTEE REPORTS:**

ARC: 1 received from 108 Valencia CT N to replace 2 windows, Board approved.

**WELCOME:**

Lori Brady welcomed

103 Granada CT N / Julie Campbell and Terry Estep

201 Granada CT N / Jacqueline Koelker will be welcomed as soon as contact phone number is received.

**LANDSCAPE & IRRIGATION:**

Tammy reported the estimate to replace villas golf cart batteries is \$1000.00

A landscape complaint from 106 Capri N. was discussed.

Tammy has reported it to LeBel and requested Hector to supervise the next scheduled lawn service.

Granular fertilizer applied to turf 3/5/2024

Granular fertilizer applied to shrubs, palms, trees, plants and flowers on 3/15/2024.

**BUILDINGS:**

**POOLS:**

Waiting on final estimate to include backflow preventer from D&D Grading Inc.

**VIOLATIONS:**

Bill Alexander and Lori Brady assessed the villas for violations and distributed the list. 17 villas need roofs cleaned, and some exterior repairs are needed as well.

The board discussed all, and approved sending the violation letters to the owners

Board discussed follow up suggestions and procedures. The board agreed to send unresolved violations to attorney.

**CHRISTMAS DECORATING / GARAGE SALE:**

No volunteers yet for annual garage sale committee.

**UNFINISHED BUSINESS:**

Paving of pot holes and large cracks was approved by the board @ a cost of \$5500.00

Sealing the asphalt will come at a later date.

**NEW BUSINESS:** None

**MEMBERS COMMENTS & CONCERNS:**

**NEXT MEETING:**

April 23, 2024 @ 2:00 PM.

There being no further business the meeting was adjourned at 3:30 p.m.

Respectfully submitted:

Bill Alexander, Director