

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.
Board of Directors Meeting
May 21, 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 May 21, 2024, at 2:01 pm.

Board members present: Jane McMurray, Joan Labinski, Lori Brady, Tammy Arnold, Audrey Montella, Bill Alexander and Property Manager, Quan Vo. Visitors present were Keith Phillips and Ronny Dunner from Ameri-Tech. Quorum declared.

Jane welcomed and thanked all board members for being present. The two guests introduced themselves to the Board.

The minutes from the April 23, 2024 meeting were approved as presented.

Quan started the Zoom portion of the meeting. There were two participants.

Manager's Report:

Quan distributed the May 20, 2024, balance sheet for review by the board. He reported that there is \$24,810.02 in the Operating Funds and a reserve balance of \$113,951.49. He stated that May 29th would be his last day with Ameri-Tech and that Ronny Dunner, his replacement, would do a good job for us. No changes in delinquent fees since the last report.

President's Report:

Jane reported that a court date is set for 1:30 pm on Tuesday, June 18th at the Plant City Courthouse. The hearing is Walden Lake LLC vs. The City of Plant City to determine if the "Live Local Act" will be approved inside Walden Lake (WLCA) allowing construction of the 2,000 multifamily homes and apartments, of which, 40% will be section 8 housing with no restrictions in height or design. All are encouraged to attend and wear "red". Jane will post a notice. The Memorial Day solid waste schedule will be posted as well.

Committee Reports

ARC: Quan reported he had received No ARC's this month.

Welcome:

Jane welcomed Jackie & Phillip Koelker to the community on 4/26/24.

Landscape & Irrigation:

Inspection and estimate for tree trimming and stump grinding is pending meeting with the tree company. Complaint received from 304 Valencia regarding the board decision to deny the request to remove the hedge located under kitchen window, adding that bushes by garage of 307 Valencia are being overtaken by vines and that 305 Valencia continues

to look like a forgotten barren area. Jane contacted the owner of 307 and advised him to remove the squash plant growing in his hedge as this is not approved landscaping. Received additional request from homeowner that LeBel needs to use more caution when mowing, trimming and blowing debris in order to keep the much where it belongs rather than in grass, on sidewalks and in streets.

Buildings: A motion was made, seconded and approved to accept a bid from True Plumbing for conversion from well water to city water for Pool #1 and bathhouse for a total cost of \$7,850.00 which does not include asphalt repair (other than fill dirt). We need to send ½ down payment (\$3,925) upon signing of contract. Earliest estimated start date is 5/29 or 5/30.

Pools:

Received \$5.00 for replacement key. Joan will have additional keys made. A complaint was received regarding a damaged gate lock at Valencia pool entrance. Bill took care of that problem and inspected all other pool gate locks. Perry Electric replaced the photocell for Pool #2 building light and delivered 2 additional pole light bulbs for a charge of \$340.00.

Violations

There have been six completions. 15 letters require approval to send out to owners. For one Villa, a claim of lien has been submitted to Clerk of Court for recording. There was a discussion regarding filings for estoppels. One Villa has a John Deer Tractor parked in their yard.

Christmas Decorating/Garage Sale: No comments.

Unfinished Business: None

New Business: None

Comments & Concerns of Members: Comments from Zoom guests: Karen Strickland thanked the board for doing a good job. Mike Fletcher made a suggestion about the possibility of sending a notice of compliance prior to sending out violation notices. He also commented about the importance of communication regarding the potential development of the former golf course.

Set Date & Location of Next Meeting: Tuesday, June 25, 2024, at 2:00 p.m. Location TBD.

Adjournment: There being no further business the meeting was adjourned at 3:36 p.m.

Respectfully submitted:

Audrey Montella, Secretary