

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

October 28, 2025

1. 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 Mike Fletcher, President, at Lori Brady's, 204 Valencia Ct., on October 28, 2025, at 2:17 pm.
2. Three out of five Board members present: Lori Brady, Mike Fletcher, and Karen Strickland. Also present was Property Manager, Ronny Dunner and two candidates for Board members: Lucinda Lea Sammons and DeeDee (Dolores) Smith. A quorum was declared.
3. The minutes from October 28th, 2025, meeting were approved as presented. Lori made a motion to accept with a second from Karen. All approved.
4. **Financial Report:** Attorney fees are higher; discussed Operating and Paving costs. Budget must be approved prior to moving additional money into Paving. Estimate of \$200,000 to pave the areas. Bill is looking for possible grants. Motion to approve by Karen, second by Lori. All approved.
5. **Manager's Report:** Digital copies of property were provided. Ronny indicated all drawings were provided.
Precision Tree and B&G provided quotes to work on the trees.
Mike met with a contractor regarding a building for storage and meetings.
Ronny will check on the pool issue of the misaligned cement. Currently there have not been additional injuries. Witness to the incident spoke to the pool contractor. The pool contractor indicated he was "ok".
Ronny showed samples of the metal roof. It was shingle-style metal roof – it does not get as hot as other products.
Locations to hold Board meetings: Ronny will check PCHS off of Maki Rd and Commissioners' Bldg. Mike will inquire with Bay Care.
6. **President's Report:** Pool incident covered by Ronny. Sprinkler leak – 3" broken pipe. The fitting fractured due to tree root. Mike to send a letter out to report issues with sprinklers, etc. Instructions will be to report any incident on line. Landscaping complaint: Blowing cut grass, etc. into shrubbery and killed the plant. Personal planting is not covered by landscaping. Ronny said some residents want to take care of their plants. Ronny can map these residents for landscapers. Either maintain by us or them. New owners are responsible for plants of non-association ownership. They can pay the association to bring back to original landscaping. Lori mentioned the Wednesday night sprinkler watering affects the contents in the recycling bins. Mike told Ronny to reschedule to Thursday. Mike has contacted PC regarding the paving. Emergency Management may also be able to assist. Discussed metal roof materials

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to present to residents. Ronny indicated the granules on metal roof are supposed to help with the heat. Difficulty for those roofs owned by 2 residents.

7. **Committee Reports:** None
8. **Unfinished Business:** Ronny to get estimates for acceptable roof colors. For emergency roof replacements, we should delay the replacement. Give residents a “proto type” to assist in expediting ARC approval.
 - a) Documents paid and copies completed. Currently stored offsite facility. Ronnie to find the address.
 - b) Recruiting: Lucinda Lea Sammons. Motion for new Board member by Karen, seconded by Lori. Approved to be Director. In March, recommendation and checked in during March 2026 meeting. Candidacy notice for election will be sent out by Ronny in January. Jim Beekman’s resignation was received with a motion from Lori and a second by Karen. All approved.
 - c) Tree trimming: B&G Tree Service, \$11,450; \$15,150 other trimming; \$5,000 for tree trimming only; \$6,000 trimming around lights/canopy roofline. Waiting for Precision. Ronny to check with Palm tree trimming. Motion to approve \$26,600. We have \$21,000 in budget plus contingency, \$11,000. Reserves show \$46,000 also available. Mulch, palm trees to be discussed. Motion to approve \$26,600 by Lori, seconded by Karen. All approved.

Set Date and Location for next meeting: Tuesday, November 18, 2025 at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566

Adjournment: There being no further business, the meeting was adjourned at 4:05 pm. Lori made the motion with a second from Karen.

Respectfully submitted:

Karen Strickland