

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

November 18, 2025

1. Call Meeting to Order:

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 3035 Griffin Blvd., Plant City, on November 18, 2025, at 2:17 pm.

2. Establish a Quorum: Board members present: Lori Brady, Mike Fletcher, Lucinda Lea Sammons, DeeDee (Dolores) Smith and Karen Strickland. Also present was Property Manager, Ronny Dunner.

3. Approval of Minutes from Last Meeting: The minutes from October 28th, 2025, meeting was approved as presented. Lori made a motion to accept with a second from Lucinda. All approved.

4. Financial Report: Discussed the Financial Report. Mike suggested we focus on reserves for emergency purposes.

5. Manager's Report: Ronny presented two quotes for the tree trimming and removal. The roofing company provided additional products to Mike for consideration. Discussed more options for our Board meetings. Ronny indicated there were 3 companies that will provide a quote for the asphalt and paving. Mike reminded Ronny the paving responsibilities were from curb in. The thoroughfares belong to Plant City.

6. President's Report: Mike questioned the welfare of the pool contractor that fell due to the uneven pavement. Mike will research for the original pool pavers. The roof panels will be presented to the board members for a decision on those that will be approved and recommended. We will continue to work on the guidelines for roof materials that will be approved for the community.

7. Committee Reports: None

8. Unfinished Business: 1) Tree removal/trimming: B&G is lower than Precision and meets the approved amount. Palm trees are not included. Lori made a motion to accept the proposal from B&G with a second from Karen. All approved. Lori asked about the cost for the palm trees. Ronny will post notices to residents to let them know the schedule of the tree trimming/removal as there may be issues for parking, etc.

2) When we have approved/recommended roof samples, Mike said we can start working on the guidelines that will be posted on the website. Anything else will require an ARC.

3) The storage area for the WL Villas documents are stored with Stevens & Stevens. Ronny will provide the address for our records.

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9. **New Business:** 1) DeeDee (Dolores) Smith introduced herself to the Board. She has requested a position on the Board. Karen made a motion to accept with a second from Lori. All voted for DeeDee to be a Board Member.
2) Previously we paid about \$200,000 to pave our areas. However, we expect an increase in cost due to material cost increases. We will look at grants that might be available as the pavement has damage due to the storm.
3) To increase Board Members from 5 to seven, a notice for a member meeting requires notification at least 14 days prior. The Board determines the number of seats. Mike wants to stagger the terms of Board members. Original members had staggered expiration dates to prevent a complete change in members at any one time.
4) Karen will ask Jim and Ann Beekman to help with the Christmas decorations.
5) Ronny said he can be reached by phone or email. Can log into Sync for work orders and/or email blasts. Ameri-Tech can create an email list with security parameters to prevent spam issues.
6) Ronny mentioned there is a room across from Maki Rd by Plant City HS – Kempwood Park.
7) Concerns were mentioned of the kids climbing the fence to get into pool #2 area. The area is left vandalized. There could be legal issues if we do not do something as well as issues if cameras are provided but there is no monitoring. A “No Trespassing” sign should be recorded with the PC Police Department. If it is registered, then PCPD has the authority to take action. Ronny is going to contact Gate Tech for camera information. We should have signage: “Pool closed at dusk; open at . . .” Guidance from our attorney is suggested.
8) Label agrees to maintain all shrubbery unless they have a “do not touch” list. An ARC will be required if shrubbery is purchased and planted by owner and cared for by owner.
9) Label can provide the mulch. Ronny will get quotes.
9) DeeDee said her neighbor at 102 is a Community Service officer and might be a good resource. Mike to reach out to the resident.

Set Date and Location for next meeting: Tuesday, December 16, 2025 at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566

Adjournment: There being no further business, the meeting was adjourned at 4:10 pm. Lucinda made the motion with a second from Lori.

Respectfully submitted:

Karen Strickland