

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

August 26, 2025

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 August 26, 2025, at 2:07 pm.

Four out of five Board members present: Lori Brady, Mike Fletcher, Jim Beekman and Karen Strickland. Also present was Property Manager, Ronny Dunner. A quorum was declared.

The meeting was called to order and Mike welcomed and thanked everyone for attending the meeting.

The minutes from June 3rd, 2025, meeting was approved as presented. Jim made a motion to accept with a second from Karen. All approved.

Manager's Report:

*Ronny reported that it will cost \$600 for copies and digital version of blueprints of the community. This provides the Association with accurate information for the future. There was to be another quote from LDI; however, a dollar amount has not been indicated.

*Discussed with a contractor to review storage facility and drainage issues within the community. Discussion of drainage issues by owner of unit. Ronny explained the purpose of an ARC and suggested the discussion continue in Members' Comments/Concerns section.

President's Report:

*Attorney is pending on the no payments. Discussion for moving forward with the Attorney in regard to the estate and back payments. Motion to proceed by Lori, 2nd by Jim.

*Mike stated again we need pictures of acceptable/unacceptable roofs. Ronny has pictures and will publish the pictures and approved styles and colors. In order to continue with an attorney for roof violations, we will need to establish a standard expectation; and send the information to all residents for an appropriate follow-up.

*Mike suggested a need for items pending – such as an Action Item spreadsheet – to help the board follow-up. Jim volunteered to compile the list.

*Re-schedule the meeting with the architect on the storage facility; a “pad” for yard debris (to prevent grass damage); walk the area to determine tree trimming; lifting the “canopy” of tree branches around street lights; dead trees; removal of norther pines; and general major tree trimming.

Committee Reports: None

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Unfinished Business:

- *a) Cost to copy and digital copy of community layout, Jim suggested no more than \$650 and take the company with the least cost. Lori made a motion to approve; Jim seconded.
- *b) Working on this in President's report
- *c) Jim indicated Dale is willing to be a part of the Board of Directors.
- *d) Gate on fairway repaired
- *e) Jim to discuss with a group in Cocoa regarding the pool heater pumps. Ronny said solar is high maintenance whereas a heat pump is a good source for minimal cost.
- *f) Working on trees on Fairway
- *g) Working on the concerns of the beetles

New Business:

1. Tree trimming discussed in President's report
2. Ronny is providing the guidelines and color codes for the roofs
3. Document to be developed for resident guidelines

Members Comments/Concerns:

Resident discussed the drainage issue. She indicated she had received approval from a report/notice from "David Drake". Bill reminded her that he had approved her drainage work. There were no issues with the work done by the resident.

Resident discussed pool issues: 1) late night disturbances; trash left; kids climbing the fence (update notice and add notices by gate doors of times the pool is open/closed; suggested resident contact PCPD for trespassers); 2) yard maintenance around mailboxes on Capri N – no landscaping around mailboxes (Ronny to discuss with Lebel); 3) concerns with pine tree at his unit (Ronny to make sure this is put on the list)

Set Date & Location next meeting: Tuesday, September 30th, 2025, at 204 Valencia Ct at 2:00 pm

Adjournment: There being no further business, the meeting was adjourned at 3:13 pm. Lori made a motion to adjourn; Karen seconded.

Respectfully submitted:

Karen Strickland