

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

February 25, 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 Jane McMurray, President, at the Walden Lake Home Owners Association Club House, 3035 Griffin Blvd., Plant City, FL on February 25, 2025 at 4:15 pm.

Board members present: Jane McMurray, Lori Brady, Bill Alexander, Mike Fletcher and Karen Strickland. Also present was the Property Manager, Ronny Dunner. A quorum was declared.

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

The minutes from the January 7, 2025 meeting were approved as presented.

The next order of business was the Financial Report. No discussion.

President's Report: Jane submitted her resignation from the board due to health reasons effective March 1, 2025. as President effective March 2, 2025 due to health reasons. The assignment of officers was noted and approved as follows: Bill Alexander was nominated for President, Mike Fletcher as Vice President, Lori Brady as Treasurer and Karen Strickland as Recording Secretary. All were voted and approved. Jim Beekman will be a guest at the March meeting for introduction and nomination to fill Jane's remaining term of office which expires 3/1/26.

Committee Reports:

ARC: 1) 305 Valencia Ct N for roof replacement. Per Ronny, form received is incomplete, status is pending. 2)103 Granada Ct N for patio window replacement and was approved; 3)103 Valencia Ct N for a re-roof with Permatile metal, terra cotta color. Information was emailed to Ronny on 2/20/25- approved; 4)103 Granada Ct N for all remaining windows throughout the house to be replaced. Information was mailed to Ronny on 2/18/25 and delivered to Jane on 2/19/25 – approved.

Welcome: 104 Capri Ct N with Raymond and Debbie Cheshire. They will be part time residents. A "welcome" is needed for 104 Capri Ct S: LTC Family Trust LLC, 813-727-5919. Also 101 Dorado Ct with David and Veronica Estrada. However, there is no phone number provided.

Violations: Attorney letters were sent for 101 Granada Ct N, 306 Valencia Ct. N., 208 Granada Ct. N. Total fees for these were \$394.83. Jane requested Ronny close the roof violation for 201 Granada Ct N as the roof replacement has been completed. Jane

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provided information on 305 Valencia Ct. N that the notice of intent to place a lien on the property was prepared for mailing on 2/12/25.

DBPR Classes: Bill and Mike are both scheduled to take the class on March 15, 2025. The class is 4 hours long.

New Business:

1. Discussed the Fin Cen Forms which is a federal requirement. New board members will complete forms and give to Ronny for filing.
2. Ronnie reminded the Board that ARC issues must be on the agenda. At our next meeting he will show the approvals through a "Consent Agenda".
3. Terms of the Board were discussed:

Jim Beekman	Will complete Jane's term of office- expiring 2026
Bill Alexander	Has a 1-year term and has been approved to move to President at the end of the President's term
Mike Fletcher	Has a 2-year term that expires in 2027
Lori Brady	Has a 3-year term that expires in 2026
Karen Strickland	Has a 3-Year term that expires in 2028

Set Date & Location of next meeting:

Wednesday, 3/19/25 @ 2:00. Location – 204 Valencia Ct N.

Adjournment: There being no further business, the meeting was adjourned at 5:21 pm.

Respectfully submitted:

Karen Strickland, Secretary