

Walden Lake Fairways Villas

Property Owners Association, Inc.

Board of Directors' Meeting

March 24, 2026

1. **Call 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 March 24th, 2026 at 2:10 pm.
2. **Establish a Quorum:** Board members present: Lori Brady, Karen Strickland, Mike Fletcher. Also present was Property Manager, Ronny Dunner.
3. **Approval of Minutes from last meeting:** The minutes from February 23, 2026 were approved by a motion from Lori and a second from Karen.
4. **Financial Report:** Overall, the budget is looking good at the end of the year, February 2026. Financials are available for the year. There is one account in arrears and the attorney has been notified. Mike recommended to let the attorney handle the situation. Mike questioned what appeared to be a double payment of \$4,000. Ronny had not been able to respond to Mike's inquiry at the time of this meeting.
5. **Manager's Report:** There was a concern of B&G using the mulch from the trees removed but the pile was too high next to the units. B&G rectified the mulch situation. Waiting for a bid for the palm trees. At this point we have received a notice of \$45 per tree. Ronny to confirm the quote. Emails from residents: New plants but are growing too high; a letter from an engineer regarding 305 Valencia Ct N; an electrician will provide Ronny an estimate on pool #1 light. Ronny needed approval for violations due to roof cleanliness. We all agree a courtesy notice should first be sent.
6. **President's Report:** Prior to the official meeting we all should be prepared to discuss the agenda. Mike asked Ronny to work out a process for work orders to the vendors to eliminate unauthorized repairs. Work orders should be required for all work by vendors/contracts signed by Ronny, Ameri-Tech or the Board.
7. **Committees:** none
8. **Unfinished Business:** Ronny has the approved materials and colors and will send to us for approval. He will then add to the website.
9. **New Business:** Ronny to check out windows a resident wants to replace. Need new pool locks for storage. Motion to approve by Lori, second by Karen. Requesting 2 bids for palm trees. Mike recommended approval of palm trees removal if \$45 or less. Motion by Lori, second by Karen. Ronny will bring the mulch

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bids as previous bid by LaBell was too high. ARC flat roof repair at 101 Capri South approved with a motion from Karen, second from Lori. Landscaping: Sprinkler head was broken due to pavers being installed. 104 Granada S owners need to remove pavers to reach the sprinkler head. If owners want to plant their own plants, no invasive plants allowed. An ARC should be provided. LaBell checks all plants and will remove the dead ones. To fix and reseal the pool pavers, cost is \$7000. Another bid is coming in and Ronny will check it out. Mike asked that Ronny ask for pavers from the gate to the paved area at pool #2. It was confirmed that pool #1 is ADA compliant. We need signage at the pool indicating times the pool is open and unauthorized times.

10. Comments & Concerns: None

11. Set Date & Location of Next Meeting: Our next meeting is April 21, 2026 beginning at 1:30 pm to prepare for the meeting starting at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566.

12. Adjournment: The meeting closed at 4:04 pm with a motion from Lori with a second from Karen.

Respectfully submitted:

Karen Strickland