

Walden Lake Fairways Villas

Property Owners Association, Inc.

Board of Directors' Meeting

May 19, 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 May 19th, 2026 at 2:12 pm.
2. **Establish a Quorum:** Board members present: Lori Brady, Karen Strickland, Mike Fletcher, DeeDee Smith, Lucinda Sammons. Also present was Property Manager, Ronny Dunner.
3. **Approval of Minutes from last meeting:** The minutes from April 21, 2026 were approved by a motion from Lori and a second from Lucinda.
4. **Financial Report:** Discussed the increase in water charges. Looks like double the amount in previous bills. Expenses pool furniture, filters, replaced motor pool pump at #2 at \$1275. Invoice of \$1275 of maintenance \$710 - \$565 pool pump. Budget vs Actual looks good, balanced. Aging report: 107 Valencia N is with the attorney. Approved by Lori, second by DeeDee.
5. **Manager's Report:** Mike brought up that \$4,000 posted twice. Ronny said he would check on it. B&G completed the tree trimming—had good comments. Discussed 107 Valencia N and confirmed it is with the attorney; asked for a report on Ronny's inspection of the property and any open issues; discussed courtesy vs violation notices sent or proposed. Mike asked for any contracts/services that expire/renewed within the next 90 days. Prior Board sent notices out regarding satellites attached to the walls. If the satellite is not being used, the item should be removed. Ronny suggests a "final" letter for dirty roofs before an attorney is contacted. First being a courtesy notice to give a little more time due to water restrictions. Kevin, PPW washing was suggested, 813-355-9606. Ameri-Tech can clean roofs without owner's approval. However, Mike prefers to propose a fine. Ronny said you cannot "fine" without a "fine committee". Ronny can send a notice to the homeowner or it may be referred to legal action. Budget for legal services is \$3,000. Accepted the updated contract from the attorneys.
6. **President's Report:** Ashley is interested in the landscape committee: Recommend replacement of dead plants in the community. Mike would like 3-5 committee members for recommendation only. Mike said we may need more flags for Memorial Day weekend and July 4th. We will check our inventory and provide Ronny with what is needed. Mike would like to get other people involved. Need a memo to go out that if there is a problem, contact Ronny for a work order. Discussed the memo to send for posting. Need a "common committee" to find things that need to be done and their updates.

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7. **Committees:** none

8. **Unfinished Business:** Approved the check for removal of trees of \$8,197.20. Well pump needed new drop pipe, electrical. Pump is 10-12 yrs old - \$5839 for repairs. Motion to proceed from Karen, second from Lori. Approved. Still getting pool deck quotes.

9. **New Business:** Insurance agency now under Tower Hill. Used for Gen Liability, Crime, Buildings all under Superior Specialty for \$10,861. Increase just under \$200. Lori made a motion to accept, Karen seconded. All approved. Mailboxes: Ronny can replace wood supports/frame. Will check budget. Lucinda asked if any were worse than others and Ronny will evaluate and will check with his handy man. All agreed wood should be pressure treated. Mike would like to continue to pursue the locking mailbox units. Mike checked at 11 stations: \$1500 - \$2000 per set. All are locked mailboxes. It is suggested to poll the residents. Audit still continues – is being processed. Mike would like all plants to be approved with recommendations for the plants to make it through the cold, low water tolerance. Maybe discuss with LeBel? Discussed a recommendation to remove the dead plants. The seawall/retaining wall behind Capri N is crumbling. Ronny to get a company to evaluate the seawall/retaining wall. It may belong to the major HomeOwners Association. No one has contacted Mike regarding the tool shed. Ronny to check with contractor. Fine Craft and Coastal are 2 for the tool shed.

10. **Comments & Concerns:**

11. **Set Date & Location of Next Meeting:** Our next meeting is June 23, 2026 beginning at 1:30 pm to prepare for the meeting; starting at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566. Future dates: July 21st, August 18th, September 15th, 2026.

12. Note: Ronny is being relocated to Pinellas. We will have a new manager (Robin) for this area. Introductions will be made in June.

Adjournment: The meeting closed at 3:55 pm with a motion from Lori and a second from Lucinda.

Respectfully submitted:
Karen Strickland