

Walden Lake Fairways Villas

Property Owners Association, Inc.

Board of Directors' Meeting

June 23, 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 June 23rd, 2026 at 2:02 pm.
2. **Establish a Quorum:** Board members present: Lori Brady, Karen Strickland, Mike Fletcher, Lucinda Sammons. Also present was Property Manager, Ronny Dunner, who introduced Robins who will be replacing Ronny.
3. **Approval of Minutes from last meeting:** The minutes from May 19, 2026, were approved by a motion from Lucinda and a second from Lori.
4. **Financial Report:** Discussed the balance sheet with adequate reserves, petty cash and total assets. Discussed the aging report with \$5900 needing to be collected. Mike led the discussion on coupons at the beginning of the year; violation notices that were over and above management cost. Charges are made for charges for violations, special assessments, etc.
5. **Manager's Report:** Mailboxes must be repaired on Granada Ct N and S. Others need securing. May need to replace some mailboxes. Dirty roofs: Water is still restricted. Ronny to get a quote from Bright Brothers for a reduced price if done in groups and by a particular date. Pool #1 need to be patched – cracks on header of pool. Cost can be \$7,000 per pool. Pavers were repaired, and roots of trees have affected the pavers. Waiting for a quote for paving of the roads.
6. **President's Report:** Mike created a bulletin and posted it on the website. Need to talk to LeBell, landscaper, for a cost to remove dead plants and plant new. Will arrange a meeting with LeBell to discuss the landscaping needs to include the entrance area. Mike would like to set up a yearly meeting with LeBell, pool contractor, sprinkler contractor, etc to review the needs of the community. Mike thanked Lucinda for the flags and she will place the flags for the July 4th holiday, Veterans Day and other holidays. Lori mentioned the umbrella base at pool #1 needs sand – no water. Water does not hold up the umbrellas. Discussed having a handyman for WLHO who has licensing and insurance. Discussed the reflective tint a resident used and was told to remove it. Lucinda indicated that a resident planted trees in the common area. Another resident has a plastic tool shed mounted to outside wall. It is in the back and not noticeable. Mike discussed shutters on the high windows. Some have no shutters. Do we allow? Remove all? Should residents replace those that have been removed? Mike discussed with Ronny regarding doing a blast email to residents. What are other available options to get a mass message to residents? Mike told Ronny the pool keys are not

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working. Two out of 10 were ok – 8 are not good. Mike is looking at electronic locks for pool access – can be used with a phone.

7. **Committees:** none

8. **Unfinished Business: Mailboxes** noted earlier. Audit status- still working on it. Landscaping discussed. The seawall at N Capri belongs to WLCPA. Discuss the tool shed on resident's wall – to remove.

9. **New Business:** Discussed above.

10. **Comments & Concerns:**

11. **Set Date & Location of Next Meeting:** Our next meeting is July 21, 2026 starting at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566 with a 1:30 pm preparation. The meeting scheduled on August 18, 2026 has been moved to August 23rd (due to election) beginning at 1:30 pm to prepare for the meeting and starting at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566. The September meeting is scheduled for the 15th, 2026.

Adjournment: The meeting closed at 4:08 pm with a motion from Lori and a second from Lucinda.

Respectfully submitted:
Karen Strickland