

Walden Lake Fairways Villas

Property Owners Association, Inc.

Board of Directors' Meeting

July 21, 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 105 Capri Ct South., Plant City, on July 21st, 2026 at 2:23 pm.
2. **Establish a Quorum:** Board members present: Lori Brady, Karen Strickland, Mike Fletcher, Lucinda Sammons, DeeDee Smith. Also present was Property Manager, Ronny Dunner.
3. **Approval of Minutes from last meeting:** The minutes from June 19, 2026, were approved by a motion from Lucinda and a second from Karen.
4. **Financial Report:** Discussed the balance sheet with adequate reserves, petty cash and total assets. Discussed the aging report for those overdue in dues.
5. **Manager's Report:** Confirmed the mailbox supports that need to be replaced. Ronny is waiting for a mulch bid from LeBel. James Gray of B&G Tree Service has provided a bid: \$19,848.12 up to \$21,00 (+/-) with mulch cost of \$12,804. Ronnie will email LeBel a set of blueprints for their involvement in removing the old, dead plants and planting new. Discussed the problem of mulch loss due to rain and erosion. We received new pool permits. Mike indicated the pool keys do not work and need to be redone. Mailboxes to be repaired: Seville Ct N, Valencia N, Granada Ct S, Granada Ct N. Quote is requested. A bid will be provided from Southern Building for the repairs at the edge (lip) pool edges that are chipped.
6. **President's Report:** Mike has chairs for the pool areas that he obtained. He asked about the color of the trim: Tudor Brown per DeeDee. Drainage was brought up by a resident with information from an engineer. Our HOA is not participating in the analysis. The unit was bought "as is". Discussed the adding of pavers at 101 Capri S. Board did not approve the request. Question on whether an ARC was provided for the vertical wall. Ronny indicated no. Discussed residents that wanted to add a parking space. Board feels that the unit was purchased with the existing parking space as is. No additional spaces will be permitted. Mike closed to encourage all board members to vote in the August election.
7. **Committees:** Residents Ashley, Tina and DeeDee will help the Board to review the plants for our community.
8. **Unfinished Business:** Mailboxes noted earlier. Landscaping discussed. The seawall at N Capri belongs to WLCPA. Discuss the tool shed on resident's wall – to remove. The light in the Capri N circle is out and has not been repaired. Ronnie to add to the ARC the name and phone number of the vendor/contractor for approval.

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9. **New Business:** Discussed Bright Brothers for pressure washing the roofs at a discount price. They will charge \$781 per roof. DeeDee recommended Kevin at P&P.

10. **Comments & Concerns:**

- Set Date & Location of Next Meeting:** Our next meeting is August 25th, 2026, starting at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566 with 1:30 pm preparation. The meeting will start at 2:00 pm at 3035 Griffin Blvd., Plant City FL 33566. The September meeting is scheduled for the 15th, 2026.
- 11.

Adjournment: The meeting closed at 3:44 pm with a motion from DeeDee and a second from Lucinda.

Respectfully submitted:
Karen Strickland