

# **WALDEN LAKE FAIRWAY VILLAS POA**

## **ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS**

To ALL WALDEN LAKE FAIRWAY VILLAS POA:

The ANNUAL MEETING of WALDEN LAKE FAIRWAY VILLAS POA will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: Monday, February 23, 2026 at 4:30 PM**
- **LOCATION: 3035 Griffin Blvd  
Plant City, FL 33566**

Enclosed with this notice is the 2026/2027 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026/2027 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated.

Agenda items are as follows:

### **Budget Meeting Agenda**

1. Call to Order
2. Certify Quorum of the Board
3. Vote to Waive Financial Reporting
4. Board Approval of 2026/2027 Annual Budget
5. **Adjournment**

### **Annual Meeting Agenda**

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies & Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting
5. Election of New Directors
  - Call for Candidate Nominations from the Floor
  - Introduction of Candidates
  - Close of Nominations
  - Appointment of Persons to Assist in Counting Ballots
  - Casting of Ballot
6. New Business
  - Vote on roof replacement guidelines
    - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

**The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.**

BY ORDER OF THE BOARD OF DIRECTORS  
RONNY DUNNER, LCAM

**WALDEN LAKE FAIRWAY VILLAS POA**  
**BOARD OF DIRECTORS**  
**ORGANIZATIONAL MEETING**

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME: Monday, February 23, 2026 at 4:30 PM**  
**Immediately following the 4:30 PM Annual Membership Meeting**
  
- **LOCATION: 3035 Griffin Blvd**  
**Plant City, FL 33566**

**Agenda**

1. Call to Order
2. Appoint Chairperson of the Meeting
  - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
1. **Adjournment**

**ALL OWNERS ARE WELCOME TO ATTEND**

BY ORDER OF THE BOARD OF DIRECTORS  
RONNY DUNNER, LCAM

# "Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) \_\_\_\_\_ I hereby nominate myself \_\_\_\_\_ as a candidate for election to the

(WALDEN LAKE FAIRWAY) Board of Directors.

DATE: \_\_\_\_\_

UNIT #: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

(Signature of candidate)

ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

I am aware that the following requirements are expected from me if I am elected:

**TRANSPARENCY ACT:** As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

**EDUCATION REQUIREMENT:** Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

**CERTIFICATION VALIDITY:** The completion certificate is valid for 4 years

**RECURRING EDUCATION:** Directors must complete the course every 4 years

**COURSE CONTENT:** Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

**CONTINUING EDUCATION:** Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

**RECORDKEEPING:** Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM ( ) AM NOT ( ) enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

**Return to: WALDEN LAKE FAIRWAY, INC.  
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC  
24701 US HWY 19 N, SUTIE 102.  
CLEARWATER, FL 33763**



## VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers", your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by mailing the proxy to Ameri-Tech Community Management Partners, LLC. 24701 US Hwy 19 N. Suite 102 Clearwater, FL 33763.** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting in order to avoid delay in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

**The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.**

**WALDEN LAKE FAIRWAY VILLAS POA**

86 Units

**March 1st 2026 - February 28th 2027 Proposed Budget**

<b>ACCT</b>	<b>REVENUE</b>	<b>2025/2026 Annual</b>	<b>2026/2027 ANNUAL</b>	<b>2026/2027 MONTHLY</b>
4010	Unit Maintenance Fees	\$304,440	\$304,440	\$25,370
	<b>TOTAL REVENUE</b>	<b>\$304,440</b>	<b>\$304,440</b>	<b>\$25,370</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative Bank/Coupons	\$5,000	\$6,000	\$500
5300	Insurance Property & D/O	\$10,600	\$12,300	\$1,025
5400	Lawn Service Contract	\$101,498	\$103,500	\$8,625
5420	Irrigation	\$20,610	\$20,000	\$1,667
5430	Sod / Shrubs /Trees	\$36,654	\$36,000	\$3,000
5600	Lic/Permit Fees/Audit	\$400	\$4,500	\$375
5800	Management Fee and Storage Exp. 12/27	\$13,254	\$14,655	\$1,221
5900	Professional - Legal	\$3,000	\$3,000	\$250
6100	Repair / Maintenance - General	\$10,000	\$8,000	\$667
6200	Pool - Maintenance	\$8,000	\$10,560	\$880
6210	Pool - Furn / Filters / Supply	\$729	\$700	\$58
7000	Electric	\$9,800	\$14,700	\$1,225
7002	Utilities - Water / Sewer	\$5,000	\$4,000	\$333
8000	OPERATING Contingency	\$20,000	\$20,000	\$1,667
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$244,645</b>	<b>\$257,915</b>	<b>\$21,493</b>
	<b>RESERVES</b>			
9010	Reserves - Roads / Paving	\$12,917	\$17,917	\$1,493
9020	Reserves - Painting	\$10,507	\$10,507	\$876
9050	Reserves - Pool	\$13,001	\$13,001	\$1,083
9070	Reserves - Irrigation	\$3,470	\$3,470	\$289
9100	Reserves- Deferred Maintenance	\$20,000	\$1,630	\$136
	<b>TOTAL RESERVES</b>	<b>\$59,895</b>	<b>\$46,525</b>	<b>\$3,877</b>
	<b>TOTAL EXPENSES</b>	<b>\$304,440</b>	<b>\$304,440</b>	<b>\$25,370</b>

\$0

**Number of Homes  
Monthly Maintenance Fee**

**86  
\$295.00**



WALDEN LAKE FAIRWAY VILLAS

Please Return to Ameri-Tech Community Management Partners, LLC.
24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763
E-mail: rdunner@ameritechmail.com - 727-726-8000 Ext 405

EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT

PROPERTY ADDRESS \_\_\_\_\_ UNIT \_\_\_\_\_

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management, Inc. c/o Ronny Dunner.

Homeowners Name(s) \_\_\_\_\_

Resident Address \_\_\_\_\_ Unit \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

Email \_\_\_\_\_ Cell # \_\_\_\_\_

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Nearest Relative (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

TENANT(s), if applicable \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

E-mail \_\_\_\_\_ Cell # \_\_\_\_\_

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) \_\_\_\_\_ Children \_\_\_\_\_

Dogs \_\_\_\_\_ Cats \_\_\_\_\_ Other \_\_\_\_\_

Vehicle(s) Make/Yr Model

Color TAG Number

PLEASE SIGN AND DATE BELOW:

Owner Signature Date Co-Owner Signature (if applicable) Date

I give permission to share my personal information (phone numbers, e-mail & address) with other WALDEN LAKE FAIRWAY VILLAS owners.