

Walden Lake Fairway Villas

Property Owners Association, Inc.

Board of Directors Meeting

April 22, 2025

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 Bill Alexander, President, at Lori Brady's 204 Valencia Ct., on April 22, 2025, at 2:07 pm.

Board members present: Lori Brady, Bill Alexander, Mike Fletcher, Jim Beekman and Karen Strickland. Also present was Property Manager, Ronny Dunner. A quorum was declared.

The meeting was called to order and Bill welcomed and thanked everyone for attending the meeting.

The minutes from the March 19, 2025, meeting was approved as presented. Mike made a motion to accept with a second from Lori. All approved.

Manager's Report:

*305 Valencia Ct: Ronnie is waiting for the specs from the company. Mike requested the recommended roof replacement stock numbers to assist residents in their selection of roof replacement. Jim will send Ronnie the roof details of his replacement in the effort to be uniform in the product.

*Ronnie shared that the Transparency Act is no longer in place. He will have Janice discard any information by shredding.

President's Report:

*Booth pools were closed on April 1, 2025. Chemical levels were not acceptable. The pool contractor corrected the issue. The pools were reopened 2 days later.

*A water sprinkler broke and the water pulsed into a resident's home through a window. LaBelle will replace her rug. He was encouraged to let Bill know if any sprinkle heads that may be damaged to correct the issue prior to potential damage.

Committee Reports:

ARC: 1) 305 Valencia - waiting for specs

2) 101 Dorado - work is being done; however, no one is living there

Welcome: 104 Capri – Jane did welcome the residents

Building: 1) Well pumps: Repairs were made for about \$2500. The leaking of the main line pipes have been repaired. Ronnie will provide a diagram from Cloud Burst for the layout.

Pools: Discussed in manager's report

Violations: None to report

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Christmas Decoration/Garage Sale: No report

New Business: 1) Pine trees that were planted by others have caused issues – debris and taking over the area. Discussed that residents may remove but approval should be requested prior to ensure there are no others affected.

2) SodX will resod where debris was left for pick up after the storm. The company was told to wait for the rainy season to help with the watering. The cost is \$2200.

3) Julie Miller, 104 Granda S: Roots were left from the tree that was removed after the hurricane. Labell will remove the roots after an estimate is provided. Motion to approve by Bill; second by Lori. Motion approved by all.

Members Comments/Concerns:

1. Pool furniture on Valencia side: Chair are cracked and are dangerous to use. Ronny recommended being careful with furniture from Lowe's and Home Depot as they are not commercial grade. Liquidation sales may be a good avenue.
2. Jim also discussed the possibility of making one pool heated to get more use out of the pool. Try this at the pool that has the most users and is wheelchair access. A comparison will be made of the types pool heaters and their cost.

Set Date & Location of next meeting:

Tuesday, 6/3/25 @ 2:00 pm. Location – 204 Valencia Ct N.

Adjournment: There being no further business, the meeting was adjourned at 2:50 pm. Lori made a motion to approve; seconded by Bill.

Respectfully submitted:

Karen Strickland, Secretary