

WALDEN LAKE FAIRWAY VILLAS

Property Owners Association, Inc.

Board of Directors Meeting

January 7, 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 Jane McMurray, President, at 204 Valencia Ct, N, Plant City, FL, on January 7, 2025, at 2:35 pm. Zoom was open.

Board members present: Jane McMurray, Lori Brady, Audrey Montella, Bill Alexander and Mike Fletcher. Also present was the Property Manager, Ronny Dunner. Guest: via Zoom participation was Keith Phillips of Ameri-Tech. Absent: Tammy Arnold. A quorum was declared.

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

The minutes from the November 29, 2024, meeting were approved as presented.

The next order of business was the Budget Workshop presided over by Keith Phillips and Ronny Dunner of Ameri-Tech. There was discussion regarding funding for various line items with some changes made in amounts and those amounts redistributed to different line items. Bottomline, the result of the changes will not increase the monthly assessment and it will remain at \$295.00. Keith & Ronny will make the corrections necessary and send out the corrected budget with package to all members ahead of time for the Annual Meeting to be held on Tuesday, February 25, 2025, from 3:30-5:30 pm at the Walden Lake Community Association, 3035 Griffin Blvd.

Manager's Report:

Ronny distributed the financial reports through December 31, 2024, which included balance sheet, etc. for review by the board. A full payment was received in the amount of \$1,713.36 to settle the collection matter for 104 Granada Ct N. He discussed the Notice of Intent to Lien mailed 11/28/24 to 305 Valencia Ct N.

President's Report:

Jane announced that she has made a reservation for our Annual Budget and Membership Meeting. It will be held on Tuesday, February 25, 2025. There is no rental fee. We discussed the best time period for the meeting and it was unanimous that it be held from 3:30 – 5:30 at the Walden Lake Community Association on Griffin Blvd.

Committee Reports:

ARC:

None

Welcome:

There were no new owners to welcome this month.

Landscape & Irrigation:

An invoice was received from Precision dated 11/23/24 in the amount of \$8,350.00. It included \$7,600 for trimming of all palms, hauling away debris and cleanup, plus an extra \$700 for the removal of two dead pine trees (which was approved via email to the board prior to completing the additional work). This invoice will be paid from our contingency reserve account.

A motion was made, seconded and approved to dissolve the Landscape & Irrigation Committee in its current form. After discussion a new motion was moved, seconded and approved to establish a new Common Area Maintenance Committee (C.A.M.) in place of the Landscape & Irrigation Committee. The new committee will oversee landscape, irrigation, common area facilities, i.e. pools, pool buildings, wells, electrical and paving. Responsibilities include: Touring the property on a regular basis, meeting with contracted service providers and overseeing scheduled and contracted work, assist the property manager with complaint handling, violation inspections, obtaining competitive bids and overseeing scheduled projects. Bill Alexander was appointed as chairman and Mike Fletcher was appointed as co-chairman.

Buildings: The post light socket was replaced by 207 Granada N on 11/19/24 at a cost of \$250.00.

Pools:

Violations: Letters were sent out. Ronny will follow up and complete reinspection.

Christmas Decorating/Garage Sale: Jane told the Board that the Christmas decorating committee did a great job this year. The volunteers were: Co-Chairs Jim and Ann Beckman, Charlene & Bobby Wacasser. Bill Alexander, Jane & Brad McMurray were committee volunteers.

Unfinished Business: The Board members still need to take the certification course. Ronny will send information about a computer-based training option. Any cost incurred for the course will be reimbursed to the directors.

New Business: None

Comments & Concerns of Members: None

Set Date & Location of Next Meeting: The next meeting will be following the Annual Budget and Membership meeting to be held on Tuesday, February 25, 2025, at 3:30 p.m. at the Walden Lake Community Association.

Adjournment: There being no further business, the meeting was adjourned at 4:35 p.m.

Respectfully submitted:

Audrey Montella, Secretary