

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF
GARDEN WALK CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT**

Zoom and Garden Walk Clubhouse, October 15, 2025, 6:30pm

The meeting of the Board of Directors of Garden Walk Condominium Association, Inc., a Florida Corporation Not for Profit, was held at the Garden Walk Condominium Association Clubhouse on October 15, 2025, at 06:30 PM.

The meeting was called to order at 6:32PM. Yevgeniy Shurakov, President, chaired the meeting. James Ro, Sunvast Properties, Inc. kept the record of the meeting.

The Secretary announced that notice of the meeting was properly made to all parties and notice was properly posted on the Association grounds in advance of the meeting. The Directors present at the meeting were:

Marcus Vicente, Secretary
Yevgeniy Shurakov, President
Greg Anderson, Treasurer

Constituting a quorum of the authorized number of Directors of Garden Walk Condominium Association, Inc.

A motion was duly made by Yevgeniy Shurakov and seconded by Greg Anderson to approve the Board meeting minutes from August.2025 as presented. The motion passed. In Favor: Marcus Vicente, Yevgeniy Shurakov, and Greg Anderson. Opposed: None.

Reports:

Treasurer: Greg Anderson reviewed the September financials with the Owner's present.

New Business

1. We have the CD at Bank Ozark. Mature date is November 3rd. Will rollover on November 3rd.
2. Dryer vent repair. Many have not complied. Imperial Roofer repaired the goose neck vent
3. Cars broken down on property. If we know the owner of the car, Association will send out the notice to the owner. Board will give out the parking ticket as needed
4. Pressure Wash of walkways, stairs and entries doors sidewalk: Southwest proposed \$5500. Greg Anderson can do this \$3990 including chemicals. Yevgeniy made a motion and seconded by Marcus. Motion carried.
5. 1106 Spider and Bee: Owner request to tent the building. Naturzone was there on September 17 and also beekeeper has been trying to get in touch with the

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owner but she didn't respond. No evidence of leaking from the roof.

Yevgeniy made a motion not to tent the building at this time. Greg seconded and motion carried.

6. Homeless sleeping in the pool bath: Pool bathroom has been closed temporarily. Consider to replace the key fob for the pool.

7. Big party on Saturday September 4th at the pool. Lots of food and alcohol. Made a mess on the pool deck. Need new computer and new router. Tony get the quotes

8. More bats at building 17. Approved bat removal by Naturzone, \$500 for whole building. Yevgeniy made a motion to approve the bats and seconded by Greg Anderson. Motion carried. We have also identified that **Buildings 11, 18, and 19 are experiencing the same issue with bats.** The Association is in the process of obtaining **additional quotes from NaturZone** to include bat removal and prevention services for these three buildings. Once the quotes are received, we will review them and provide further updates to the affected homeowners.

9. Election in December: Wed, December 17, 6:30pm.

Adjournment: Meeting adjourned at 8pm.