

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

Clubhouse, 6:00pm. March 25, 2025

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 March 25, 2025, at 06:00 PM.

The meeting was called to order at 6:00PM. 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 Greg Anderson and seconded by Yevgeniy Shurakov to approve the Board meeting minutes from Feb.2025 as presented. The motion passed. In Favor: Marcus Vicente, Yevgeniy Shurakov, and Greg Anderson. Opposed: None.

Reports:

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

New Business

Roof Repair: Finished building #12. Imperial Roofing will inspect the roof and generate the report. GenFlex roof membrane warranty is voided, due to excess 54mph wind speed.

Pool Heater: It costs about \$1633 first two months but not many people are using pool during winter time. Greg made a motion and Marcus seconded to shut down the pool heater. Motion carried unanimously

ADT Proposal: 36month, \$674.59/month, Monitoring \$280.78. Consider to cut down sheriff's monthly detail service in half. Received two different proposals, ADT and BAS Technology.

Designated Parking: Project is being delayed. It may take about a month to finish

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Dryer Vent Repair and Cleaning: Dryer vent is the owner's responsibility. The board will review the declaration and discuss at the next board meeting

E. To maintain, repair and replace all mechanical, ventilating, including dryer and any exhaust vents, heating and air conditioning equipment and portions thereof serving the individual Unit (whether located within the boundaries of the respective Unit or not). For those portions of the dryer and exhaust vents and any air conditioning drain lines which are shared by two (2) Unit Owners, the two (2) Unit Owners shall be jointly responsible for the maintenance, repair, and replacement thereof. In the event that the Unit Owners sharing a dryer or exhaust vent or an air conditioning drain line shall be unable to agree as to the needed maintenance, repair, or replacement thereof, the Association may elect to undertake such maintenance, repair, or replacement as the joint expense of both Unit Owners, with such expense secured by a lien in the same manner as a lien for assessments.

Reserve transfer to high interest CD: Greg made a motion to buy \$240K CDs to Ozark bank. 7month, 4.6%. Marcus seconded. Motion carried.

Meeting adjourned at 7:54pm.