

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

Zoom and Garden Walk Clubhouse, August 19, 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 August 19, 2025, at 06:30 PM.

The meeting was called to order at 6:30PM. 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 Marcys to approve the Board meeting minutes from May.2025 as presented. The motion passed. In Favor: Marcus Vicente, Yevgeniy Shurakov, and Greg Anderson. Opposed: None.

**Reports:**

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

**New Business**

**1 Review of by-laws regarding tenant renewals and background checks:**

James discussed about how to amend the document.

**2 Fining Committee discussion.**

- Illegal Dumping Fines: 701 - \$100
- Illegal Dumping Fines: 206 - \$100 plus \$500 for hauling away
- Illegal Dumping Fines: 1101 - \$100

Gene made a motion and seconded by Greg to approve the fine. Motion carried.  
Fining Committee: Karen James, Brian Broydrick, Antonio Colizza.

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

Marc made a motion and seconded by Greg. Motion carried.

3 Consideration of license plate readers or Association-owned solar-powered cameras to identify vehicles dumping debris.

Getting bids

4 Website development – Garden Walk information and content to be included.

Need to build new website by Jan 1. Getting bids

5 Directory update discussion.

James will provide the directory to the board.

6 Notices to owners.

Careful with same owners

7 Fence by the high school – need for trimming limbs and weeds back 4 feet on the school side; ownership responsibility; homeless encampment concerns due to dense bushes.

County owns this area and needs to be contacted for trimming

**DISCUSSION**

1. 1106 slime and spiders. Susan: Contacting NatureZone to check this.
2. Excess noise from 1804. James will contact the owner
3. 2406 Abandoned vehicle in guest parking lot. Owner's son is parking at someone else's parking spot. Their guests are insulting, aggressive, disrespectful and refuse to abide by Garden Walk rules. The owner was present and will discuss with the renter.
4. Break down boxes and large items before they go in the recycle.

Adjournment: Meeting adjourned at 8pm.