

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

**BOARD MEETING**

Zoom and Garden Walk Clubhouse, February 18, 2026, 6:00pm

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 February 18, 2026, at 06:00 PM.

The meeting was called to order at 7:10PM. 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

Meeting Minutes: Gene made a motion to approve Jan 7, 2026 minutes. Markus seconded and motion carried.

Treasurer's Report: Greg Anderson gave January 2026 financial report. Operating Account: \$165K, Reserve: \$533K.

**New Business**

1. Dryer vents still not fixed: Many owners have not fixed dryer vents. Greg and Gene volunteered to make the list that needs repair.
2. License Plate readers, security, fobs on pool and gym: Still getting the quotes. We will try to get in touch with Chad for quote. If this doesn't work, we will get the quotes from another vendor.
3. Plumbing shut offs at buildings: Deferred until next meeting. Compared quotes between Nobert's plumbing and Mike Douglas plumbing.
4. Spring planting
5. Broke down cars and towing
  1. 1306: The renter has parked inoperable vehicle for more than 3 months. One of the board member talked to the renter and also posted notices on the car. Also Sunvast communicated with Ryntal. Markus made a motion to fine \$1000. Greg seconded. Motion carried.

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6. Rental of Garden Walk unit 905: MRA Property Management: The board reviewed the proposal. Gene made a motion to hire MRA to rent 905. Markus seconded. Motion carried.

Meeting adjourned at 7:27pm.