

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

BOARD MEETING
Garden Walk Clubhouse, April 15, 2026, 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 April 15, 2026, 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: Absent

Meeting Minutes: Gene made a motion to approve February 18, 2026 minutes. Markus seconded and motion carried.

Treasurer's Report: Deferred

New Business

1. Rental of 905 and 706: Approved the rental management contract with MRA Property management. Gene made a motion to approve MRA to manage both units. Marcus seconded and motion carried.

Tenant Placement	Management Fee	Renewal Fee
50% of first month's rent (minimum of \$750) for placing a new tenant in the property	10% per month (minimum of \$100) on collected Rent, Utilities, Lawn Care, Pet Fee and, etc.	25% of one month's rent for renewing an existing tenant in the same property

2. Security and license plate reader: Defer till next meeting
3. Planting. Get bid from Jose and your idea for planting with BK: Marcus made a motion to spend upto \$4000. Gene seconded. Motion carried.
4. Water shut offs: Waiting for one more quote
5. Fence repair bid: Contacted for two quotes. Carvajal Property Services LLC, \$2549.05. Gene made a motion and seconded by Marcus. Motion carried.
6. Key Fobs: Do not use fobs. Use keys for pool and gym.

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7. Website Development: Ready for May. Concept Digital, \$40/m. Gene made a motion and seconded by Marcus. Motion carried

8. Parking Pass: Renters pay \$20 for two parking passes. New owners get 2 free passes and 2 guest passes. After this any replacement passes, \$20/pass. Gene made a motion and seconded by Marcus. Motion carried.

9. Spectrum Right of Entry: **Door Fee** – \$150.00 per unit door fee payable to the HOA within 90 day of full execution of the contract. (174 Units x \$150.00 = \$26,100.00). Gene made a motion and seconded by Marcus. Motion carried. We will move this fund to Plumbing Reserve.

Meeting adjourned at 7:29pm.