

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

Clubhouse, 6:00pm. May 27, 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 May 27, 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 March.2025 as presented. The motion passed. In Favor: Marcus Vicente, Yevgeniy Shurakov, and Greg Anderson. Opposed: None.

Reports:

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

New Business

1. Landscaping Company: Truscage: New landscape company will start July 1.
Greg made a motion and seconded Yevgeniy. Motion carried.
2. Designated parking, questions from tenants: All work has been completed
3. Power washing entries, stairs and sidewalks: Received two quotes. One is \$140/bdg. Greg Anderson can do this for \$80/bdg. Need to do this work ASAP due to mildew issue. Yevgeniy made a motion and Marcus seconded. Yevgeniy and Marcus are in favor. Greg abstained. Motion carried.
3. Roofing Estimate: John Hunter came and gave roof report. So far repaired 3 buildings. Most building need to repair TPO membrane. \$19,556.65

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by Imperial Roofing. Marcus made a motion and seconded by Greg. Motion carried. Paying out of the reserve.

4. Dryer vents cover: This is the owner's responsibility to repair. We will get the quotes. SouthWest is \$25/unit. The Association will send out the letter to give the homeowner to contact Southwest to repair the vents by July 1 and clean the vent. Or owner can do it themselves. If not repaired by Aug 1, the association will repair and charge homeowner \$100/unit. Yevgeniy made a motion and seconded by Marcus. Motion carried.
5. ADT or other security measures: Looking for volunteer to camera. Looking at different option
6. Sprinkler system: Check with Truscage with sprinkler system.
7. Gutter downspout extension: Get the estimate from Southwest

Meeting adjourned at 7:30pm.