

WALDEN LAKE COMMUNITY ASSOCIATION (WLCA)
2026-27 OPERATING PLAN
Revised 05/20/2026

The WLCA comprises nine volunteers, elected Directors (homeowners); and is guided by the Articles of Incorporation, By-Laws, and Master Declaration of Covenants, Conditions and Restrictions, and adopted policies. The WLCA Board of Directors meets on the 3rd Tuesday of every month, except in December, to conduct the business of the Association. Nine Directors are elected, and the Standing Committees have been established to meet periodically, review issues, and make recommendations to the full Board at the monthly meetings. Ad Hoc committees are created for a specific task then eliminated. All committee appointments are determined by the board. The purpose and tasks of the committees are described below. Committee members must be invited to each meeting, and such meetings shall be posted on the Walden Lake.org calendar with at least 48 hours' notice. All such meetings held at the office shall be open to the residents. Non board residents may be added to committees as non-voting members.

BUDGET & FINANCE COMMITTEE (Chairman— Mundt, Aiken, Hall) Standing Committee

(NOTE: At the August 19, 2025, WLCA Board of Directors' Meeting Mr. Murphy was added as a Resident Member)

Purpose: To act as the fiduciary lead in the application and management of WLCA's funds

Tasks:

1. Review the management company financial report in July to assist with formulating the following year's budget
2. Receive and review management company's preliminary budget in August and forward to the board upon receipt
3. Hold budget workshop and set the budget in October
4. Present budget to the board for approval at the regularly scheduled November board meeting
5. Review contracts and assist other committees with the request for proposals within budgetary constraints
6. Review all monthly utility invoices for usage and provide recommendations for possible savings
7. Develop a financial report for WLCA HOA Annual Meeting

LANDSCAPING & MAINTENANCE COMMITTEE (Chairman-Page, Hall, Aiken) Standing Committee

(NOTE: At the August 19, 2025, WLCA Board of Directors' Meeting Mr. Murphy was added as a Resident Member)

Purpose: Manage, monitor and oversee the landscape and maintenance vendor to ensure compliance with approved contracts. Also develop and implement a landscape master plan for the common areas, cul-de-sacs, and sub-division entrances.

Tasks:

1. Review and analyze, at the committee's weekly meeting, the vendor's work order report from the Vantaca application
2. Provide budget and finance committee with proposals for projects outside of vendors scope of work, to ensure costs are within the approved landscaping and repairs budget
3. Address emergency situations as they arise and escalate as deemed necessary
4. Develop an algorithm for budgeting cost related to renovating common areas, cul-de-sacs, and sub-division entrances
5. Establish a record retention system, by sub-division, of all improvements performed and costs associated with the common areas, cul-de-sacs, and sub-divisions entrances
6. Review monthly right of way irrigation report from City of Plant City to ensure compliance with allotment
7. Accompany and oversee any contracted vendors and reserve study companies, when deployed to perform services
8. Develop criteria for bidding of landscape and maintenance contracts. After the Board of Directors approval, solicit three proposals.

BYLAWS, POLICY AND PROCEDURES COMMITTEE (Chairman—Aiken, Mundt, Vacant Seat) Standing Committee

Purpose: Provide analysis and recommendations on policies supporting WLCA operations to the Board.

Tasks:

1. Review all current policies, update and present them to the board for approval
2. Develop and implement procedures for the office and monthly meetings
3. Develop a property maintenance SOP land emergency action plan in coordination and conjunction with the Landscaping and Maintenance Committee and present it to the board for approval.

COMMUNICATIONS COMMITTEE (Chairman-Soltau, Aiken, Hall) Standing Committee

Purpose: To assist with newsletter and website content.

Tasks:

1. Review quarterly newsletters prior to publishing for correctness and design.
2. Review all proposed newsletter ads for appropriateness
3. Provide information to the WLCA Office staff for postings to social media.
4. Analyze and provide recommendations for posting to the WLCA website.

SPORTS COMPLEX & AMENITIES COMMITTEE (Chairman- Hall, Page, Soltau)

Purpose: To oversee the maintenance, upkeep and improvement of community amenities to include, but not limited to, the baseball field, gazebo, dog park, soccer field, playground, dock and walking trails

Tasks:

1. Ensure community amenities are maintained and operable
2. Recommend improvements and additions to the sports complex
3. Obtain bids for approved projects and work closely with contractors during implementation
4. Receive and acknowledge residents' ideas and suggestions for future amenities

COMMUNITY INVOLVEMENT & SAFETY COMMITTEE (Chairman-Page, Tomes) Standing Committee

Purpose: To engage with city agencies on issues that impact the Walden Lake Community

Tasks:

1. Attend quarterly meetings with the Plant City Manager to update city officials on Walden Lake concerns and issues
2. Attend Plant City Commission or other city, county, or state meetings when topics or issues that may affect or impact Walden Lake are being discussed
3. Meet quarterly with police to review crime and safety issues
4. Review and evaluate the multiple owned and paid for Walden Lake Live Security Camera System currently deployed throughout Walden Lake
5. Meet and consult with the company that installed the current live security cameras to expand board members knowledge of operation and capacity
6. Provide recommendations to the board on ways to improve and or expand the current security camera system

SPECIAL EVENTS COMMITTEE (Chairman—Soltau, Hall, Page) Standing Committee

Purpose: To assist with scheduled events conducted in the community.

Tasks:

1. Work with office staff and community manager to coordinate the Fall Festival event in October
2. Recommend additional and adult themed events to be held throughout the year
3. Request and receive proposals for events within budgetary constraints

DEVELOPMENT & ADVISORY COMMITTEE (Chairman—Blanton, Padilla, Vacant Seat,)

Purpose: Maintain awareness of Walden Lake LLC's development plans.

Tasks:

1. Monitor and report status of ongoing Florida house bill HB 943 and senate bill SB 1730 as they relate to the amending of "Live Local Act" which will impact development inside Walden Lake
2. Reach out to Representative McClure, Senator Burgess, Governor DeSantis and local officials to voice concerns and opposition to any development proposals that would negatively affect Walden Lake

3. Stay informed of the current lawsuit status involving Walden Lake LLC vs City of Plant City in conjunction with "Save Walden Lake" <https://savewaldenlake.com/>

NOMINATING COMMITTEE (Chairman—Mundt, Page, Aiken) Standing Committee

Purpose: To encourage residents to submit applications for consideration to be nominated for election to the board of directors

Task:

1. To ensure nominations to the Board of Directors are done in accordance and adhere to Article V, Nomination and Election of Directors, section 1 of the Amended and Restated By-Laws of the Walden Lake Community Association
2. Research and confirm that all nominees being considered are current on their association dues and are listed in public records as owners of a parcel in Walden Lake.

The President serves as Ex Officio (nonvoting) on all the Committees thus no more than 3 are on each.