



Property Management

WALDEN SHORES HOMEOWNERS ASSOCIATION

Naples, Florida

Minutes of a Regular Meeting of the Board of Directors
of Walden Shores Homeowners Association
Held on May 18, 1999

A Regular Meeting of the Board of Directors of was held at 7:00 p.m. on May 18, 1999 at the Walden Oaks Clubhouse.

DIRECTORS PRESENT: Terri Ellison
Wendall Anderson
Irene Bretzlaff
Wesley Schuhknecht
Marco Puglia
Rich Circell

ALSO PRESENT: Glenn Carroll, R & P Property Management
Unit Owners (see attached sign-in sheet)

CALL TO ORDER

Noting that a quorum was present, the meeting was called to order by President Ellison at 7:03 p.m.

PROOF OF NOTICE

Notice of the meeting was posted and mailed in accordance with Florida State Statutes.

REVIEW OF MINUTES

As this was the first meeting since the Annual Meeting, there were no minutes to approve.

TREASURER'S REPORT

Wesley Schuhknecht reviewed the current assets and financial status. The Association is financially sound at this time.

A MOTION was made to approve the Treasurer's report as presented. The MOTION was seconded and passed unanimously.

OLD BUSINESS

Repayment of Funds

Wesley Schuhknecht made a MOTION to request that Heritage Builders pay back Walden Shores in the amount of \$17,000 to cover the developer contributions plus the deficit through the period of March 1999. The MOTION was seconded by Wendall Anderson and passed unanimously.

Reimbursement for Plumbing Problem

A MOTION was made by Wesley Schuhknecht to reimburse Irene Bretzlaff in the amount of \$90 to cover the expenses involved in the sewage backup. The county system failed and the alarms did not work. The MOTION was seconded by Wendall Anderson and passed unanimously.

NEW BUSINESS

Irrigation

Agreement

Wendall Anderson made a MOTION that the pumps on the west end be maintained by Lexington and Walden Shores will maintain the east side clock. This will be the breakdown for costs. An agreement was made that in the future there would be one irrigation vendor and contract for Lexington and Walden Shores. The MOTION was seconded by Irene Bretzlaff and passed unanimously.

A question was raised as to whether Heritage could be held liable for any damage to clogged heads.

Approval of Bulletin Board

A MOTION was made by Wendall Anderson that Walden Shores share the expenses of construction with Wellington on a 50/50 basis. The Board has given the president the power to negotiate with Wellington. The cost of this project is not to exceed \$600. The MOTION was seconded by Irene Bretzlaff and passed by a vote of 3-2 (Schuhknecht - NO, Puglia - NO, Circell - YES, Anderson - YES, Ellison - YES).

Jerry McCarthy, a resident of the community, provided a proposed sign for the Board to consider. All members of the Board were polled as to their thoughts and desire for locations.

Appointment to the Board

Marco Puglia made a MOTION to appoint John Hallohon to the Board for 1999. The MOTION was seconded and passed unanimously. The Board is now complete with 7 members.

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NEXT MEETING DATE

The next meeting is scheduled for Thursday, August 12, 1999 at 7:00 p.m. at the Walden Oaks Clubhouse.

ADJOURNMENT

With no further business to conduct, a MOTION to adjourn was made by Wendall Anderson at 8:10 p.m. The MOTION was seconded by Terri Ellison and passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Glenn Carroll", is written over a light blue rectangular background.

Glenn Carroll

Association Manager

Secretary

GC:mj