



Property Management

WALDEN SHORES

Naples, Florida

Minutes of a Regular Meeting of the Board of Directors of Walden Shores Held June 19, 2001

A Regular Meeting of the Board of Directors of Walden Shores was held at 7:00 p.m. on June 19, 2001 at the Walden Shores clubhouse.

DIRECTORS PRESENT: John Hollohan, President
 Carol Gibson, Treasurer Wendall
 Anderson, Vice President

ALSO PRESENT: Two R & P Property Management Representatives
 Several unit owners

CALL TO ORDER

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

PROOF OF NOTICE

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

TREASURER'S REPORT

A report on the treasurer's report was waived unanimously. OLD

BUSINESS Revision of Documents

The Board discussed the proposed draft provided by the attorney in order to revise the documents at Walden Shores. Numerous issues were presented, and unit owners regarding proposed changes raised questions and concerns. The Board will continue to discuss the potential revisions with the attorney and a final draft will be issued at a later date.

Landscaping

Tad of Commercial Landscaping, the landscaping company responsible for Walden Shores, attended the meeting and answered questions and comments from unit owners and the board. A major problem was trimming of trees when unit owners did not want the trees cut. Carol Gibson proposed that all trees should be cut uniformly and any unit owner that does not want their trees trimmed should place a sign in Spanish on the tree requesting that the landscaping company not cut the tree.

In addition David from R & P Property Management will procure a copy of the contract and suggested at the meeting that the copy of the contract be reviewed and the additional specifications may be added or deleted from the contract in order to ensure integrity of the landscape company.

NEW BUSINESS

Role of Manager

David Thompson, Assistant Manager for Walden Shores, gave a presentation regarding his role as a manager and his organizational system that is used in order to maintain proper movement of issues through the agenda from an agenda item to final resolution of any particular issue.

Roof Cleaning

There are generally two types of roof cleaning:

- 1) Cleaning with physical contact from the workers on the roof, meaning walking on the roof. Walking on the roof may cause damage to the tile; however, a low pressure power washer is used which would not cause problems with regard to the high pressure of typical high pressure washer cleaning.
- 2) Another method that could be used is a boom that would keep any person from walking on the roof. From the boom a high-pressure wash would be applied to the roof in order to clean the roof. The problem with this method is that due to the high pressure of the stream of water omitted from the end of the pressure cleaning unit, it tends to cause slight imperfections in the mortar that cements the tile and could also cause damage as well. The Board discussed whether the units should be cleaned in phases over several years verses cleaning all at one time. It appeared that the consensus of the Board was to get all of them taken care of and completed at one time prior to any painting that may take place in the future.

Roster

David Thompson from R & P Property Management printed a current updated roster, which was distributed to the Board. This roster will be reviewed by the Board and additions and deletions will be made whereby Walden Shores will attempt to get a perfect roster. Any corrections and/or deletions will then be entered into the computer at R & P Property Management in order to maintain up-to-date records. Also, it was discussed that this roster may be handed out to the unit owners in order to encourage and foster collegiality among the unit owners at Walden Shores.

NEXT MEETING DATE

The next meeting date will be scheduled at a later date.

ADJOURNMENT

With no further business to conduct, a MOTION was made by Carol Gibson to adjourn the meeting. Wendall Anderson seconded the MOTION and the motion was passed unanimously.

Respectfully submitted,

David P. Thompson
Assistant to the Association Manager
Glenn Carroll

Secretary

DPT;jd

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