



# Property Management

## WALDEN SHORES

Naples, Florida

Minutes of a Budget Workshop Meeting of the Board of Directors  
of Walden Shores Held  
on October 10, 2001

A Budget Workshop Meeting of the Board of Directors of Walden Shores was held at 3:00 p.m. on Wednesday, October 10, 2001 at the Walden Shores clubhouse.

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

ALSO PRESENT:              An R & P Property Management Representative  
                                 Several unit owners

### CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 3:00 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 presentation on the treasurer's report was waived unanimously.

### OLD BUSINESS Roof Cleaning

A proposal was received from Cathy's Quality Cleaning to pressure clean the tile roofs on Building 6928 through 7086, a total of 86 units, or 43 buildings, for a proposed cost of \$30,100. In addition, Trafford Pressure Cleaning at 5870, Unit A, Washington Street, telephone number 593-0640, proposed to pressure clean and chlorinate roofs of the same, for a total of \$15,480. Wendall Anderson motioned to accept the Trafford Pressure Cleaning proposal. Carol Gibson seconded the motion and the motion passed unanimously.

R & P Property Management will add a clause to the contract wherein any broken tile will be noted and repaired by Trafford Pressure Cleaning. The funding for the project will come from the roof reserve account.

### Roster

A letter was sent out by R & P Property Management to numerous unit owners with regard to possible leasing of their units without notification to the Board of Directors at Walden Shores. These letters generated several responses wherein the owners either denied leasing their units or admitted leasing their units and completed a rental application. This information will be used to update the roster.

In addition Mr. Wendall Anderson provided R & P Property Management with additional telephone numbers that will be added to the roster in order to make it more comprehensive. Additional discussions led to the conclusion that R & P Property Management should send out a second letter to nonresponsive individuals in order to determine whether or not their units have been leased.

NEW

### BUSINESS

#### Budget

#### Workshop

A generalized discussion regarding the budget took place, and R & P Property Management presented their recommendations with regard to the budget for the year 2002. The treasurer will prepare a finalized proposed budget for presentation to the membership at a later date.

#### Painting

Steven Tackitt, President of Tackitt Painting, met with Board President John Hollohan and David Thompson prior to the meeting and discussed painting at Walden Shores. The discussion generally focused on the fact that the builder provided a very high quality painting service and approximately half of the units will need to be repainted in the immediate future. Tackitt Painting will contact Sherwin Williams representative and analyze each building to determine which buildings are in most need of immediate attention.

### NEXT MEETING DATE

The next meeting is tentative and will be announced at a future date.

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ADJOURNMENT

With no further business to conduct, a motion was made to adjourn the meeting. The motion for adjournment was seconded and the meeting was adjourned at 4:38 p.m.

Respectfully submitted,



David P. Thompson  
Association Manager  
Secretary

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DPT;jd

