



Property Management

Walden Shores Homeowners Association

Naples, Florida

Minutes of a Regular Meeting of the Board of Directors

Walden Shores Homeowners Association

Held on Tuesday, October 21, 2003

A regular meeting of the Board of Directors of Walden Shores Homeowners Association was held at 7:00pm at the Walden Oaks Clubhouse on Tuesday, October 21, 2003.

DIRECTORS PRESENT: Irene Bretzlaff
Jocelyn LaRochelle
Bonnie Lowry

DIRECTORS ABSENT: Herbert Diabo
Bruce McLaren

ALSO PRESENT: David P. Thompson, R & P Property Management
Several unit owners

CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 7:04 pm.

PROOF OF NOTICE

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

REVIEW OF MINUTES

David Thompson made a reading of the previous minutes. A motion was made to accept the minutes as presented. The motion was seconded and passed unanimously.

TREASURER'S REPORT

Jocelyn LaRochelle gave the Treasurer's Report, and reported that finances are in very good shape at Walden Shores.

BUSINESS

Trimming of Palm Trees

Two bids have been received; one from Commercial Landscaping totaling \$2,592.-. The other bid was from Juarez Landscaping in the total amount of \$1,891.50. There was some confusion with regard to the accuracy of the bid from Juarez, due to the fact that it appears that Juarez made some mathematical mistakes. A motion was made to accept the Juarez bid as long as his quote totals \$1,891.50. The motion was seconded and passed unanimously.

Updated Rules

It was noted by Board president, Irene Bretzlaff that the updated Rules and Regulations have been mailed to all unit owners.

Abounader

A letter was received from the Abounader residence with regard to charges in the amount of \$806.50 to remedy a drainage issue caused by an unauthorized addition to his lanai in the rear of his unit. The unauthorized addition caused flooding at a next door residence. The cost to remedy the drainage at the next door residence was \$806.50. The Board made Mr. Abounader an offer to split the cost of remedying the drainage problem caused by his lanai. That is, the Board offered to pay \$403.25 to remedy the drainage problem as long as Mr. Abounader pays the remaining one half of \$403.25. The Board is awaiting either acceptance or denial from Mr. Abounader in writing. This issue will be addressed at the next meeting.

ADJOURNMENT

With no further business to conduct, the motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 7:57 pm.

Respectfully submitted,

David Thompson _____
Association Manager

Secretary

