



Property Management

Walden Shores Homeowners Association

Naples, Florida

Minutes of a Budget Adoption Meeting of the Board of Directors

Walden Shores Homeowners Association

Held on Tuesday, November 18, 2003

A regular meeting of the Board of Directors of Walden Shores Homeowners Association was held at 7:00 pm at the Walden Oaks Clubhouse on Tuesday, November 18, 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 7:00 pm.

PROOF OF NOTICE

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

REVIEW OF MINUTES

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

TREASURER'S REPORT

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

BUSINESS

It was noted by the Board that the Master Association may be filing a law suit against a unit owner in Walden Shores for failure to submit a sales application to the Board.

Roof Repairs

The current documents state that the roof repairs and replacement are the responsibility of the Association. The Board president noted that the unit owners should consider changing the documents to make roof repair and replacement a unit owner responsibility.

Fountain

It has been discussed at the Master Board level that a fountain at the lake to the entrance of Walden Oaks should be installed. This will be voted on at the Annual Meeting for the Walden Oaks Master Association.

Pressure Washing

It was noted by the Board that pressure washing should be done in December 2003.

Welcoming Committee

Special thanks go to Lucy Diabo for welcoming committee efforts. This has been well received by the new residents.

Budget 2004

Jocelyn LaRochelle motioned to adopt the budget for 2004 as presented to the membership. Bonnie Lowry seconded the motion, and the motion passed unanimously.

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, January 13, 2004 at 7:00 pm at the Walden Oaks Clubhouse. The Annual Meeting is scheduled for Tuesday, March 9, 2004 at 7:00 pm at the Walden Oaks Clubhouse.

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 8:07 pm.

David Thompson
Association Manager
Secretary
