



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, January 13, 2004

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, January 13, 2004.

DIRECTORS PRESENT: Irene Bretzlaff
Jocelyn LaRochelle
Herbert Diabo
Bruce McLaren

DIRECTORS ABSENT: Bonnie Lowry

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

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

TREASURER'S REPORT

A reading of the Treasurer's Report was waived unanimously.

BUSINESS

Pressure Washing

It was noted by the Board pressure washing will be performed on January 26 and 27, 2004 to the driveways at Walden Shores. The Board additionally noted that the price for the pressure washing will be the same as last year.

Roof Repairs

It was noted by the Board that roof repairs are currently the responsibility of the Association. The new Board may want to consider amending the documents to make roof repairs a unit owner responsibility.

Privacy Wall Abutting Orange Blossom

It was noted by the President, Irene Bretzlaff, that the road was raised by the County with regard to Orange Blossom Drive. Additionally, the privacy wall, due to the raising of the road, is now insufficient to maintain privacy and safety. President Bretzlaff noted that she will be contacting the County to resolve this issue.

A Special Thank You

The Board would especially like to thank Bruce McLaren for doing some landscaping work around the property.

Social Committee

The Social Committee comprises the following unit owners: Carol McLaren, Betty McCarthy and Jocelyn LaRochelle. Two of these unit owners gave a presentation on ideas about activities for the community. The actual activities will be announced at a later date.

Landscaping

It was noted by the Board that in between two units Floratam sod will not grow due to lack of light. The landscaper gave a price of \$446.00 to add a flower bed in this area, and a price of \$484.00 to continue with sod. The Board discussed this issue and will be discussing it with the unit owners affected by this problem. Additionally, the Board may be obtaining a second price.

Liens

R & P Property Management gave a discussion with regard to liens for the Association. It was noted by R & P Property Management that a First Notice is sent out within 15 days of any given quarterly payments being due. At 30 days after the due date, a Final Notice is sent via regular mail and certified mail, return receipt requested. Within 45 days, R & P Property Management contacts the Board and discusses potentially filing a lien. Additionally, R & P Property Management contacts the unit owner to determine if there are any extenuating circumstances with regard to excuse for not paying the quarterly. The final determination to file a lien is made at this point. This is, and always has been, the Association's policy with regard to filing liens against unit owners.



Property Management 265 Airport Road South • Naples, FL 34104-3518

(239) 643-3353 • FAX (239) 643-5949 Web Site: www.R-P-PropertyManagement.com •

Email: rpprop@att.net

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 7:50 pm.

David Thompson
Association Manager
Secretary



Property Management* 265 Airport Road South • Naples, FL 34104-3518

(239) 643-3353 • FAX (239) 643-5949 Web Site: www.R-P-PropertyManagement.com •

Email: rpprop@att.net