

Walden Shores Property Owner's Association, Inc Meeting Minutes

Regular Board of Directors Meeting

Date: November 9, 2004

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples Florida

Directors present: Irene Bretzlaf, Jocelyne LaRochelle, Ron Brookbank, Bruce McLaren, Dennis Zolla

Directors absent: Herb Diabo, Walter Duria

Also Present: Dennis Lively, Ability Management Company

Call to order. The meeting was called to order at 7:04pm

Certifying Quorum for Directors. A Quorum was established.

Proof of Notice: Notice of the meeting was posted in accordance with Florida Statutes.

Secretary's Report The minutes of the previous meeting were read by Dennis Lively and approved.

Treasurer's Report Jocelyne LaRochelle read the Treasurer's report, which was approved. Old

Business

1. Landscape report by Irene. Palms were blown down during hurricane Charley. Mahogany trees still being taken down. They should not have been planted by developer. Little trees that were blown down will be replaced; waiting to see which trees will survive. No decision yet on who will be supplier.
2. Irene Bretzlaff gave the status of the Wall issue. She wished we had more to report. Two attorneys are working on this for us. One is skilled in working with Collier County Commission. First goal is to meet with our commissioner. The attorney is setting this up. The decibel readings were higher than county standards. This is moving slowly. We cannot pay for alone. Wall cannot be raised; would have to be replaced with 10 foot wall. Looking at other options, such as trees. Five homes in Lexington are joining our effort.

2005 Budget With the understanding that the budget will be reviewed quarterly, the budget was voted on and approved 5-0.

New Business

1. New Members were introduced.
2. **Garage Door Vents** Some owners have installed vents in their garage doors. Some other owners went to Master Assoc to complain that ARC approval was not given. Master and ARC approved the vents, and all future vents must conform.

3. **Clubhouse Renovation** The plan to knock out the wall between the main room and the porch, opening it up. There will be indoor access to the storeroom. Still in planning stages, gathering information to present to Master Assoc Board. Funding is unknown.
4. **New Pool Hours** Collier County said there is not enough light for the pool to be open after sunset. New signs are going up.
5. Bruce comments that the stumps are growing back.
6. Ron suggested a workshop with a nursery to discuss types of trees to plant.
7. Jocelyne recommends that ARC approval be required for all planting by owners. Some trees planted by homeowners may be undesirable.
8. Irene commented that the small trees were not trimmed by our landscaper, Aaron.
9. Jeff Bratton, who lives along back wall, works for FPL as a design engineer. He relocated power lines to south side of wall. He believes that the wall is on the county road right of way. County may tell us to move the wall. The wall is not the problem, but the columns may be. Suggestion was made to get survey of selected lots before going to county.
10. There was a request that the budget be made available.
11. There was a request that trees be trimmed before hurricane season.

A handwritten signature in blue ink, appearing to read "Dennis Lively".

Dennis Lively, Ability Management

The meeting was adjourned at 8:13pm