

Walden Shores Property Owner's Association, Inc Meeting Minutes

Regular Board of Directors Meeting

Date: January 13, 2005

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples Florida

Directors present: Irene Bretzlaf, Herb Diabo, Walter Duryea, Bruce McLaren, Dennis Zolla

Directors absent: Ron Brookbank, Jocelyne LaRochelle

Also Present: Dennis Lively, Ability Management Company

Call to order. The meeting was called to order at 7:00pm

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 Walter Duryea, which were approved by a vote of 5-0.

Treasurer's Report Dennis Lively read the Treasurer's report, which was approved by a vote of 5-0.

Old Business

1. **Mahogany Trees** Herb gave a report on the removal of all of the mahogany trees. This is being done because of problems with their root system and with their tendency to split. The Association did not replace any Washingtonian Palms that were blown down during the hurricane.
2. **Acacia Trees** Irene is getting bids from Hanalon and Smallwood. Some of the existing Acacia trees may take a year to recover. 15 trees were identified as needing replacement; possibly as many as 22 of them. She received a very high bid from Smallwood. Hanalon's bid was half the Smallwood bid. Aaron (our landscaper) was asked to bid, but did not provide one. Herb suggested another type of tree due to the constant maintenance the Acacia's require - falling over frequently. Hanalon had commented that the trees were not staked properly.
3. **Wall issue** Irene Bretzlaff gave the status of the Wall issue. She has spoken to our attorneys about the matter, and they said that the county will not release an "allowable" decibel level, (i.e. they won't tell us exactly what sound level is "too much") We cannot yet contact our county commissioner. While the recent survey showed that the columns on our wall are over the Orange Blossom right of way, our attorneys do not feel that this is a problem.
4. **Clubhouse Renovation** This will double the size of the main room. Clubhouse is in need of major repairs; repair or replace: wallcoverings, ceiling, siding, cabinets, bathrooms. This

expense will have to go to all of Walden Oaks. Estimated cost is \$80,000. The Master has \$40,000 on hand. More information will be sent to homeowners with the annual meeting notice. The members will be voting on this project and expense.

New Business

1. **Roof Cleaning** We need to clean the roofs, and will do all of them. There was considerable discussion about finding a company that could clean the roofs without getting on the roofs. Herb stated that all roofs need to be cleaned; i.e. the owner cannot "opt out" of this.
2. **Vote on disposition of 2004 Surplus** There was a motion by Bruce to roll the 2004 surplus from the Operating Account into the Operating Funds for 2005. Seconded by Herb. There was a unanimous vote of the Owners on this.
3. **Budget Review** The timing of a review of the 2005 budget was discussed. That was tabled until March.
4. **Questions from Owners**
 - a. Can we link our website to Walden Oaks website? Ability to research and report to Board.
 - b. Is this the right time to clean the roofs? Is October better? Owners are concerned about broken tiles. The consensus of the Board was that the present time is preferable.
 - c. Can we have our county commissioner come and speak to us at a meeting? No resolution.

The meeting was adjourned at 7:59 pm

A handwritten signature in blue ink, appearing to read "Dennis Lively", is written over a horizontal line.

Dennis Lively, Ability Management