

Walden Shores Property Owner's Association, Inc Meeting Minutes

Regular Board of Directors Meeting

Date: March 14, 2005
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples Florida

Directors present: Bruce McLaren, Jocelyne LaRochelle, Lois Jones and Paul Sweeney

Directors absent: Ron Brookbank,

Also Present: Dennis Lively, Ability Management Company, and one owner.

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 Board voted to waive the reading of the minutes of the previous meeting.

Treasurer's Report The Board voted to waive the giving of the Treasurer's report. Old Business

1. **Trees** There are 16 hardwood trees missing. Hanuala's bid was for \$5,250 for 23 trees -planted and guaranteed for 180 days. Smallwood's bid was for \$8,112. Jaurez' bid was for \$5,100 depending on size. Paul made a motion to install 16 trees of 1 1/4 inch caliper. Jocelyne seconded. Passed 4-0.
2. **Existing Tree Maintenance** Hanuala does not do maintenance on existing trees. Quality Tree Service will prune and reduce in volume (shape the tree) for \$40/tree plus \$5 each for fertilizer. It was recommended that we fertilize them twice a year, which would total \$50/tree for 40 trees. They will be pruned in the Spring. Motion to accept this bid by Jocelyne; 2nd by Lois. Passed 4-0.
3. **Wall Issue - Sound Expert** Irene had engaged Heath & Co out of Houston. They reviewed the readings from Johnson Engineering. In their view, the readings were not high enough. But, we may have a case due to change in sound levels from several years ago. Next step could be meeting with County Commissioner.

New Business

1. **Replace Community Sign** Current sign is rectangular. A new sign would also be rectangular; sandblasted with community name plus some "artsy" features. Made of a material that will not rot or rust. Same size: 24" x 48". A bid of \$1,050 includes \$250 in fees to the county. Tabled to next meeting.
2. **Roof Cleaning** We have 3 quotes. First quote was for \$29,000. Precision Roof cleaning bid \$26,875, and will discount that by 5% if we engage them between April and August. They are insured and will inspect roof for broken tiles before beginning. The 3rd bid was from

Pelford, who did the cleaning at the community across the lake. They will do the work for \$15,480 with a 4 man crew, and should take about 3 weeks. Scope of work will include cleaning, application of mildicide, flush inside of gutters, and clean up. Will repair any previously broken tiles for \$2.50 each. Tabled to next meeting.

3. **Discussion on reducing the Quarterly Assessment** There was no motion by any board member present to reduce the assessment to \$560/quarter. As no motion was made, there was no vote on this issue, and the Assessment is unchanged for now.

The meeting was adjourned at 8:21 pm

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

Dennis Lively, Ability Management

