

# **Walden Shores Property Owner's Association, Inc Meeting Minutes**

## **Regular Board of Directors Meeting**

**Date:** April 4, 2005  
**Time:** 7:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples Florida

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

**Directors absent:** None **Also Present:** Dennis Lively, Ability Management Company, and approx 25 owners.

**Call to order.** The meeting was called to order at 7:02pm

**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 5-0 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** Hannula will begin planting the trees next week.
2. **Existing Tree Maintenance** Quality Tree Service will be fertilizing, staking and shaping (pruning) the existing trees beginning April 18<sup>th</sup>.
3. **Wall Issue - Sound Expert** Bruce will be meeting with a Collier County official next Thursday.

## **New Business**

1. **Replace Community Sign** Current sign at east end of street will be replaced. The new sign would also be rectangular; sandblasted with community name. The posts will be encased in plastic to inhibit deterioration. A bid of \$1,388 includes \$250 in fees to the county. Motion by Paul, 2<sup>nd</sup> by Jocelyne to proceed. Passed 5-0.
2. **Roof Cleaning** The lowest of 3 bids was from Trafford, who did the cleaning at the community across the lake. They will do the work for \$15,480. 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. Motion by Jocelyne, 2<sup>nd</sup> by Paul to proceed. Passed 5-0. If any owners want any additional work done, they can pay Trafford directly.
3. **Walden Shores BBQ** We have had 2 BBQs previously. We spent about \$200 last year. Motion by Lois to have BBQ on Sunday April 17<sup>th</sup> from 2pm to 6pm. 2<sup>nd</sup> by Jocelyne. Passed 5-0.

4. **Survey of Homeowners** Ron suggested that a Survey be mailed to all of the homeowners soliciting their ideas for the community. Ron had prepared a survey that could be used. Motion to use his survey by Ron, 2<sup>nd</sup> by Bruce. Passed 5-0.
5. **Changes to Association Governing Documents** Approximately 3 years ago, the Association spent approx. \$3,000 on document revision. This was never acted on. Ron suggested that this be reviewed and consider for future meetings.
6. **Mailing to Members** The management company was asked to mail a phone list and Ron's survey to all of the homeowners.

The meeting was adjourned at 7:40 pm

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

Dennis Lively, Ability Management