

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

Regular Board of Directors Meeting

Date: June 6, 2005
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples Florida

Directors present: Jocelyne LaRochelle, Lois Jones and Paul Sweeney

Directors absent: Bruce McLaren and Ron Brookbank

Also Present: Dennis Lively, Ability Management Company, and approx 15 owners.

Call to order. The meeting was called to order at 7:03pm

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 3-0 to waive the reading of the minutes of the previous meeting.

Treasurer's Report Jocelyne reported that the Association is in good financial shape, with \$183,195 in total assets.

Business

- **Roof Cleaning** All but approx. 6 roofs have been cleaned. The remaining are to be completed with a week. Trafford, who did the cleaning, took an inventory of chipped or broken tiles before they started, and reported a count of 2,862, by address. No decision was reached regarding how to proceed with the broken or chipped tiles.
- **Gutter Leaks** Nothing to report. One subcontractor did not meet with John Norton as planned last week. It is hoped to reschedule for the coming week.
- **Survey of Homeowners** A Survey was mailed to all of the homeowners soliciting their ideas for the community. 10 were received back. The Board will be reviewing the surveys for ideas or suggestions.
- **Letters to Homeowners** 7 homeowners were sent letters reminding them that they are to keep garage doors closed except when working around the home.
- **Two Cars in Driveways** Homeowners were reminded that only one car is to be parked in their driveway. Since everyone has 2 car garages, there is no reason for two cars to be parked in the driveways.
- **Replace Community Sign** Paul reported that the new sign is scheduled to be installed by Signarama in approx. 3 weeks. Some homeowners requested consideration of a sign on the west entrance also, which is where most guests enter the community. There was a discussion of where the sign could be placed. No decision was reached.

- **Wall Issue** Irene Bretzlaff reported that she and Bruce and Pat and Helen met with a Collier County official, an assistant transportation director. The feeling of the Walden Shores participants after the meeting was that, based on his comments, this gentleman would not be of any assistance. He said the County would have to perform their own sound test, as they would not consider the results of our sound readings or opinions of our experts. Subsequently, the County sent us a letter stating that the county was not going to do anything to address this problem. Irene reported that our attorney, Bob Samouce, suggested getting a petition together signed by as many homeowners as possible, requesting a meeting with our County Commissioner, Frank Halas. Mr. Samouce felt if the Commissioner will not meet with us, that we are out of options. Irene had prepared a sample petition. It was decided to walk the petitions door to door, and, to include a copy of the petition with the quarterly bills for those owners who are not here at this time.
- **Cleaning of Dryer Vents** While this is not an Association expense, the Association will assist in negotiating a price with a contractor, and the homeowners who wish to have this work done can pay the contractor directly. The Board had a bid from "Lint Away", who presented an extensive list of the services to be provided. Lint Away does not want to bill the individual homeowners. They quoted \$25 per home if all 86 sign up; \$55 each if more than 10 owners; \$95 each if less than 10 owners. A decision on how to proceed was tabled until the next meeting.

The next meeting will be in September/

The meeting was adjourned at 7:54 pm



Dennis Lively, Ability Management