

WALDEN SHORES PROPERTY OWNERS ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS

DATE: APRIL 12, 2007

TIME 7:00 P.M.

LOCATION: WALDEN OAKS CLUB HOUSE, NAPLES, FL.

DIRECTORS PRESENT: Bruce McLaren, President; Arlys Anderson, Secretary; Joe LaRochelle, Treasurer; and Irene Bretzlaff, Director. Herb Diabo, Vice President, was absent due to recent surgery.

CALL TO ORDER: The meeting was called to order at 7:00 P.M. by the President, Bruce McLaren.

CERTIFYING QUORUM FOR DIRECTORS: A Quorum of Directors (4 out of 5) was present, and so noted by the President.

PROOF OF NOTICE: Notice of the meeting was posted in accordance with Florida Statutes.

RECORDING SECRETARY: The Minutes of the previous meeting, held on April 10, 2007, were read and - on a motion by Joe LaRochelle, and seconded by Bruce - the motion to accept the Minutes as read was approved by all Directors present.

FINANCIAL REPORT: Joe LaRochelle, reported there was nothing new to report since the last Board Meeting on April 10, 2007.

NEW BUSINESS: President, Bruce McLaren reported that the primary reason for this evening's Board Meeting was for the Board to begin a review of the Walden Shores Homeowners' original documents, which were registered with Collier County and the State of Florida, in 1996. The documents were reviewed by a Committee of three Board Members in 2001, but the then-President of the Homeowners' Association neglected to submit the revised documents to the Walden Shores Homeowners' Association for a vote of approval, or rejection.

APRIL 12, 2007 MEETING

NEW BUSINESS: (Continued)

There were about twenty Walden Shores Homeowners in attendance at the meeting. At this point, they interrupted the Board Meeting agenda with questions as to what the Board was going to do about approving Hurricane Shutters to be installed on windows from time of their departure to go north (anytime from March to May) and until returning after the Hurricane Season has ended (anytime from November 30 to January of the following year, or later).

Bruce McLaren, President, pointed out that Walden Shores documents state that Hurricane Shutters may be installed five days before a named hurricane is predicted to reach landfall, and must be removed within five days after the hurricane has passed.

There were pro's and con's expressed by the homeowners in attendance regarding this rule, and those who disagreed with the present documents said, "they would put them up when they left and take them down when they returned, despite what was stated in our Homeowners' Documents."

Board President, Bruce McLaren, stated that if any homeowner complained about Hurricane Shutters being on a home longer than specified in our documents, the complaint would be addressed at that time. He also suggested that we follow the policy adopted in August, 2006 by the Walden Oaks Homeowners' Association's Architectural Review Committee, covering "Installation of Storm Protection Devices." A portion of that statement is as follows:

" Deployment Limitations: Long-term or seasonal shielding may only be left continuously in place during a period extending from Date of departure through December 15, each year. At all other times, professional-grade shielding may be deployed at owner's discretion.

April 12, 2007 Board Meeting STORM

SHUTTERS (Continued)

"STORM-SPECIFIC PROTECTION"

"To include all shielding composed of non-professional materials, such as wood, particle board, etc., may only remain fixed over residence openings within a period commencing 5 days prior to public announcement of a storm watch and 5 days following the passage of any such event. Under no conditions may such materials be visible from the neighborhood for more than 10 days at any one time."

Bruce McLaren, President, said he would pass out copies of the above policy, which was adopted by the Walden Oaks Architectural Review Committee in August, 2006, to all Walden Shores Homeowners. Thereafter, all Walden Shores attendees, other than Board Members, departed from the Club House, and the Board resumed their meeting.

The Board then began a review of the current Walden Shores Documents. About 30 minutes later, a Walden Shores Homeowner, Donald Meyers, returned to the Club House with a printed letter to the Board regarding the Storm Shutter issue. A copy is attached to these minutes.

The Board continued their review of the Walden Shores Homeowners' documents until 10:25 P.M.

A motion to adjourn the meeting was made by Irene Bretzlaff. The motion was seconded by Joe LaRochelle. The meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Arlys Anderson
Secretary