

**Walden Shores
Property Owner's Association, Inc
Meeting Minutes of the Board of Directors**

Date: May 29, 2007
Time: 7:00 p.m.
Location: Walden Oak Clubhouse, Naples, Florida

Directors present: Bruce McLaren (President), Herb Diabo (Vice-President) Arlys Anderson (Secretary), Joe LaRoche (Treasurer) and Irene Bretzlaff.

Also Present: Tom Krieser (Acting Secretary and Property Manager) with Ability Management, and 14 owners.

Call to order: The President called the meeting to order at 7:02 p.m.

Certifying Quorum for Directors. A full quorum of Directors was present and so noted by the President.

Proof of Notice: Notice of the meeting was posted in accordance with Florida Statutes.

Previous Meeting Minutes: The minutes of two previous meetings (April 12, 2007 and April 23, 2007) were read and on a motion by Joe, seconded by Herb, the motion to accept both Minutes as read (and previously distributed to all Directors) was approved by all Directors present.

Treasurer's Report: Joe stated that all was in order with finances and he did not have anything new to report.

New Business:

- The letter from Mr. and Mrs. Tseki (6940) was discussed concerning drainage problems. After due discussion the Board voted 5 to 0 that the responsibility for the reported problem was with the homeowner.
- The request from Mr. John H. Blake (7082) for removal of Sliding Glass Doors was approved by the Board 5 to 0, subject to the approval of the ARC of the Master Association.
- The roof repair at Mike Levy's home (6965) has been completed in a timely and satisfactory manner by Kelly's Roofing. The ultimate test is after a heavy rain. Kelly's work is guaranteed. Mike expressed his thanks to the Board and Ability for a fast response to the problem. Irene commented that Walden Shores have used another Contractor in the past, which was also good and cost effective. She will forward relevant info to Ability.
- The President reported that the tree and bush replacement project is on hold until the Master Association completes their review.
- One of the Owners asked what could be done about torn screens on lanais. Aesthetic issues (other than harmonious colors) are not addressed in the Documents of the Association. They are however addressed in the Master Documents. Violations are subject to corrective action by the A.R.C. of the Master.
- Bruce reminded all homeowners present that it is their responsibility to carry property insurance and to inform the Association that they are covered. This should be highlighted in the next Newsletter.

- There followed a question and answer period from homeowners. The Board will seek clarification from the Master Board concerning overweight dogs visiting Walden Shores. Irene thought that violations about overweight dogs should come from the Master Association and not Walden Shores. Her point was that our documents say nothing about weight of dogs. On a question about basketball hoops it was stated by the Board that these are not permitted at Walden Shores. Bruce is trying to convince the Master Board to have a basketball hoop installed near the Clubhouse for use by all residents. He was not advocating a full court only an area that could be used for casual play and at a low cost. Another Owner wanted to know who is responsible for cleaning of vents. The President replied that despite the fact that a couple years ago the Board was generous enough to cover a one-time cost, this is the responsibility of the homeowners. On a question about painting door exteriors, the President stated that usually the Association paints all exteriors every seven years, and hopes to have no added costs. But on special requests, and in real need, the Association will consider painting the door exteriors. There was also a question about Pressure Cleaning of gutters/eaves/soffits and the Board responded that this too was a homeowner issue.
- Irene reminded the President that he should speak about mailboxes. It is a federal offense to use the mailboxes for distribution of mailings by anyone other than the US Postal service. We will not distribute any materials through the mailboxes in the future. In the next Newsletter we should ask for e-mail addresses and establish a database for all homeowners. Although not everyone has computers most people do so this would be a good added tool to postings on the bulletin board and the clubhouse.

Old business: The Minutes of the Board Meeting of April 3rd 2007 is amended as follows: "A motion was made by Bruce, seconded by Arlys, that the Association would not pay for any tree or shrub replacement ordered or paid for by a homeowner without prior Board approval; The motion was approved."

Motion to adjourn by Herb, seconded by Irene, with all Directors in favor. The meeting was adjourned at 8:15 p.m.



Tom Krieser, Ability Management (as recording secretary)

July 11/07