

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

DATE: JUNE 7. 2007

TIME: 7:00 P.M.

LOCATION: WALDEN OAKS CLUB HOUSE, NAPLES, FL

DIRECTORS PRESENT: Herb Diabo, Vice President; Arlys Andersen, Secretary; Joe LaRochelle, Treasurer; and Irene Bretzlaff, Director. Bruce McLaren, President, was out of town.

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

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

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

RECORDING SECRETARY: Reading of the previous meeting Minutes of May 29, 2007 was waived.

FINANCIAL REPORT: The Treasurer's Financial Report was also waived.

NEW BUSINESS:

MEMORIAL IN MEMORY OF CECELIA 'TRUDY' SMITH. Trudy was a Walden Shores homeowner, who passed away earlier this week. Her funeral was held this afternoon. An appropriate memorial for her was discussed. Her family indicated memorials be directed to either Hospice of Naples or Grace Lutheran Church in Naples. Following Board discussion it was agreed to send a memorial from Walden Shores to Hospice of Naples. Joe LaRochelle moved that a memorial of \$50.00 be sent to Hospice of Naples, in memory of Trudy Smith. Arlys Anderson seconded the motion, which passed unanimously.

OLD BUSINESS:

REVIEW OF PROCEDURES REGARDING ROOF REPAIRS.

This Special Board Meeting was called primarily for the purpose of discussing procedures for handling Villa roof repairs. There were calls from three homeowners last weekend. One of the homeowner's called a Roofing Contractor to repair his roof on Saturday without notifying a Board Member or our Association Property Manager until the following Monday.

This prompted the Board of Directors' meeting to set up guidelines for handling roof repairs. The Board voted unanimously to approve the following guidelines and to have a letter sent to each Homeowner notifying them of the new procedure to follow in the event of a water leak, or other damage occurring to their roof.

- "A Homeowner cannot call a roofer independently, but MUST notify a Board Member who, along with another Board Member, will inspect the Homeowner's leak or other roof problem. A roofing contractor will be contacted by a Board Member or the Association's Property Manager. Two roofing contractor estimates will be required before repair can begin.

"If a Homeowner calls a Roofing Contractor before contacting a Board Member, the Homeowner will be responsible for paying the entire repair cost."

Two, or possibly three, Roofing Contractors will be on the Association's list of approved Roofing Contractors.

A Board Member, along with the Property Manager, will check the Roofing Contractors' qualifications, i.e., licensing, insurance, fees, etc., to determine whether they're qualified to do our roof repairs as promptly as possible.

A Motion to adjourn was made by Herb Diabo, and seconded by Joe LaRochelle. All Directors agreed. The meeting was adjourned at 7:25 P.M.

Arlys Anderson - Recording Secretary