

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

**Date:** August 21st, 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 LaRochelle (Treasurer) and Irene Bretzlaff.

**Also Present:** Tom Krieser (Acting Secretary and Property Manager) with Ability Management, and about 30 other Owners.

**Call to order:** The President called the meeting to order at 7:01 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 the previous meeting, held July 11<sup>th</sup>, was read and on a motion by Joe, seconded by Arlys, the motion to accept the Minutes as read (and previously distributed to all Directors) was approved by all Directors present.

**Treasurer's Report:** The Treasurer invited Tom to briefly review the financial statements for the first 7 months of the year (till July 31<sup>st</sup> 2007). Tom indicated that the Association had about \$41,000 in the Operating account and \$143,000 in Reserves. This combined with a reasonable operating performance for the first 7 months of 2007 made the Association's equity \$15,000, and overall a healthy financial situation. Income was in line with budget and expenses were under budget, especially in the area of grounds' maintenance. Insurance, as a line item, is over budget, but we have pre-paid the premium for 12 months. Roof repairs up to the end of July were \$2,680, which is slightly under budget. Irene made a motion to accept the report as presented, seconded by Herb; all were in favor.

**Old Business:**

- Tom gave a report about responses from the survey. We have received 56 (65%) replies and on the roof issue 73% of those responding are prepared to take responsibility for roof replacement (under their property insurance coverage) or all problems (including repair and maintenance). On the issue of "For Sale" signs, 68% responded that they should be allowed and on the issue of Hurricane Shutters, 73% of the respondents believe they should be permitted during the season. In conclusion it would seem that a large majority favor change to the Documents.
- The President reported that the Master Association is continuing to work on their Document revisions and, to avoid duplication and keep costs under control we should try to follow the work of the Master Ass'n. However to ensure that we do not delay the process, the President intends to initiate steps by September.
- There followed a discussion about the Hurricane Shutters, which according to the current Documents governing Walden Shores are not allowed except on a temporary basis. After extensive debate a motion was made by Joe to allow shutters up until December 15<sup>th</sup> 2007.

The motion was seconded by Herb and unanimously approved. Tom was instructed to write to all Owners with shutters about this new policy and if the shutters are still up after December 15<sup>th</sup>, the Board intends to vigorously enforce their rights.

- Tree replacement and bush additions were discussed under Landscaping. On a motion by Arlys, seconded by Joe, the Board unanimously approved spending up to \$5000 to install about 18 new trees (Palms and Buttonwoods plus shrubs). There are sufficient funds in the current Budget to do this work and Arlys will work with Jocelyn LaRochelle overseeing Juarez.

#### **New Business:**

- There are problems with Lake Frontage erosion. On a question from a Homeowner, the President explained that Walden Shores pays over \$91,000 annually to the Master Ass'n and that Lake maintenance is one of their responsibilities. Tom was asked to get our Attorney's opinion as to who is responsible for a fix concerning Lake Erosion (the Master, the individual homeowners or the affected Homeowners Association?).
- There are some problems with vandalism and Owners are encouraged to get parking stickers when parking vehicles overnight near the pool/clubhouse area. Otherwise they may get towed.
- The Rules currently available are outdated and undated. Tom was asked to update them and circulate to Directors for approval.
- The Budget process for 2008 will commence early in October (Workshop) and the Board's recommendation to all Owners have to be finalized by the end of October so that a meeting of all Owners for Budget adoption may be held by mid-November.
- There were some questions from homeowners on a number of topics including how to get copies of the current documents, why isn't the Master considering the addition of exercise equipment in the Clubhouse, and whether there has been consideration given to making Walden Oakes a gated community. The President also raised the issue of possible over-site by the Sheriff's department at a cost of \$130 per 3-hour period to curb vandalism.
- There have been some sad developments and the Board approved a donation of \$50 to the-Hospice of Naples in memory of John Patrick Barrett, who passed away August 10<sup>th</sup>. Also flowers are to be sent (arranged by Arlys) to the intensive care unit of Naples Community Hospital for the benefit of Myrna Zolla (sister of Dennis Zolla). Directors present unanimously approved these motions.

**Motion to adjourn** by Herb, seconded by Joe, with all Directors in favor. The meeting was adjourned at 8:25 p.m.



Tom Krieser, Ability Management (as recording secretary)