

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

Date: November 6th, 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, and the Agenda was posted in accordance with Florida Statutes.

Previous Meeting Minutes: The minutes of the previous meeting, held August 21st 2007, were previously circulated to all Directors and on a motion by Joe, seconded by Arlys, the motion to waive reading the minutes and accept the Minutes as presented, was approved by all Directors present.

Treasurer's Report: The Treasurer invited Tom to briefly review the financial statements for the first (9 months of the year (till September 30th 2007). Tom indicated that the Association had about \$60,000 in the Operating account and \$144,000 in Reserves. This combined with a good operating performance for the first 9 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 about \$14,000 under budget, mainly due to tree/plant replacements being under budget. Roof repairs up to the end of September were \$2,680, under budget by about \$1000. Irene made a motion to accept the report as presented, seconded by Herb; all were in favor. The Board also approved the placement of \$75,000 from the reserve account into a safe but higher interest paying CD for 6- 7 months than is currently available from the Orion Money Market account. The Treasurer and Tom were authorized to decide on the best vehicle.

Old Business:

- 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 benefit from the work of the Master Ass'n. However to ensure that we do not delay the process, the President has initiated steps, and a draft of proposed revisions for Walden Shores has been received by the Board from our Attorney. These are under consideration by Board members.

New Business:

There are problems with Lake Frontage erosion. The President initiated a study and we have a quote for \$67,000 to fix this but the President is of the opinion that the Master Association should coordinate and pay for the repair of the erosion problem of all of the lakeshore property in all - not only Walden Shores, part of the Lake. This is under discussion. Whichever way this is resolved the likely outcome will be a Special Assessment, in the order of \$750 to \$800.

- Landscaping issues were then discussed. The Landscaping committee is to consider removing all hibiscus bushes and recommending a replacement (Pathropas); Lois was to contact Juarez to see if improvements can be made how sprinkler heads are located and to see if it is not too late to change color to red mulch. The Board also asked the landscape committee to discuss with Juarez the possibility and the cost of replacing the Washingtonian Palms perhaps with Foxtail or other recommended alternatives. The Board unanimously authorized a 4% increase in monthly fees for the monthly service work of Juarez. The Board also expressed general satisfaction with the work of Juarez. Tom was asked to write a letter to the Owner of the very first Walden Shore home backing onto Orange Blossom. There is over grown cacti and the garbage can is very visible. The home stands out as very different from all other homes. Herb pointed out that Owners who plant their own bushes, flowers, trees should be aware that they, and not the Association, are responsible for their maintenance and replacement.
- The President requested that Tom check previous Board minutes to ensure they record the decision about Owners being responsible for maintenance and replacement of mailboxes. A motion was made by Joe, seconded by Arlys, and unanimously passed that this fact be recorded in the Minutes again.
- The proposed Budget for 2008 has been circulated to all Directors. After some discussion and some adjustments, it was agreed that the Budget will be presented for adoption at the next Board meeting, and it will be based on assessments remaining the same as in 2007 (i.e. \$650 per quarter). The proposed Budget will be circulated to all Owners, with a 14-day minimum notice, and the adoption meeting set for December 3rd at 7 P.M.
- A letter from Don Myers (un-dated but received November 2nd 2007) addressed to Tom at Ability and circulated to all Directors and Mr. Crouch, was discussed. Mr. Myers is requesting an eviction based on a.) Crouch Construction showing 7038 Lone Oak Blvd as a "location" (and therefore presumably running a business out of the house) b.) Being an un-cooperative neighbor, c.) Truck parked in driveway and not in the garage d.) Garage contains non-personal items. A second letter (also un-dated) complains about Mr. Crouch's children causing riprap (constructed to stop erosion) to be damaged and requesting a \$200 restitution for damages, and reiterating the complaints about a business being operated out of the house. The Board agreed to review the complaints with our Attorney and to provide a response after having had the benefit of counsel.

Motion to adjourn by Herb, seconded by Joe, with all Directors in favor. The meeting was adjourned at 8:45 p.m.



Mr. [Name], Ability Management (as recording secretary)