

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

**Date:** April 1st, 2008  
**Time:** 7:00 p.m.  
**Location:** Walden Oak Clubhouse, Naples, Florida

**Directors present:** Bruce McLaren (President), Irene Bretzlaff (Vice-President), Arlys Anderson (Secretary), Allen Butler (Treasurer) and Paul Sweeney.

**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 7:02 p.m. and thanked everyone for a great attendance.

**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 were posted on March 29<sup>th</sup> 2008, in accordance with Florida Statutes.

**Previous Meeting Minutes:** The minutes of the previous meeting, held March 11<sup>th</sup> 2008, were circulated to all Directors and read by Arlys. On a motion by Allen, seconded by Paul to accept the Minutes as they were read, was approved by all Directors present.

**Treasurer's Report:** The Treasurer gave a brief review of the financial statements for the first 2 months of the year (till February 29<sup>th</sup> 2008). Allen indicated that the Association had about \$26,338 in the Operating account and \$150,677 in Reserves, overall a healthy financial situation. Income and expense were in-line with budget. Notable expenses were in landscaping (planting of bougainvilleas and podocarpus at \$3,945) and an interesting side effect of water restrictions in having a significant percentage reduction in electrical consumption. Paul made a motion to accept the report as presented, seconded by Arlys; all were in favor.

## **Old Business:**

- Bruce reported that we now have two bids for resolving the lake erosion issue. The first bid was about \$65,000 and the new bid is about \$42,000 using a combination of riprap and plantings. He indicated that the erosion problem is increasing and the Master Association ("the Master") has taken no decision on this issue and in the absence of action by the Master, he thought this Board would have to make a decision relatively soon. There followed a discussion as to who should bear the brunt of this cost but no decision was made.

## **New Business:**

- The Landscaping committee and some board members had a walk through to discuss what steps ought to be taken to resolve some outstanding issues (new grass, replanting, clearing etc.) with landscaping near the wall separating Walden Shores from Orange Blossom Drive. It was moved by Irene and seconded by Paul that Ability find and retain a landscape architect, at a cost not to exceed \$3,000, to provide a short analysis of options, to make some recommendations and to give an order of magnitude estimate of costs. The Board may later entertain the option of retaining such a landscape architect for project implementation.

being in the order of \$100,000, moving forward with Document revision is very important. If the  
^ Document revision includes passing on the responsibility for roofs to home-owners it would be  
: possible to fund the majority of these costs out of reserves without undue monetary stress on  
Owners .We have \$58,000 in roof reserves, \$7,000 in plant replacement reserves and almost  
\$14,000 in accrued interest for a grand total of \$79,000 that could be allocated to these  
projects. The President asked Tom to obtain some information from Orion about the possibility  
to borrow funds with a two-year repayment program.

- There followed a discussion about non-compliant owners who have planted trees without any permission of the ARC or the Board. Torn was instructed to draft letters to two Owners for the approval of the Board.

**Motion to adjourn** by Allen, seconded by Paul, with all Directors in favor. The meeting was adjourned at 7:40 p.m.

\_\_\_\_\_ Tom Krieser, Ability Management  
(as recording secretary)