

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

Date: May 13th, 2008
Time: 7:00 p.m.
Location: Walden Oak Clubhouse, Naples, Florida

Directors present: Bruce McLaren (President), Arlys Anderson (Secretary), Allen Butler (Treasurer) and Paul Sweeney; Irene Bretzlaff was unfortunately unable to participate due to the passing away of her long time friend Chris.

Also Present: Tom Krieser (Acting Secretary and Property Manager) with Ability Management, and about 8 other Owners.

Call to order: The President called the meeting to order at 7:04p.m. and expressed condolences to Irene and mentioned that a flower arrangement has been sent on behalf of the Association

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

Proof of Notice: Notice of the Meeting and the Agenda were posted on May 10th 2008, in accordance with Florida Statutes.

Previous Meeting Minutes: The minutes of the previous meeting, held April 1st 2008, were circulated to all Directors and read by Arlys. On a motion by Alien, seconded by Bruce 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 4 months of the year (till April 30th 2008). Alien indicated that the Association had \$39,438 in the Operating account and \$153,552 in Reserves, overall a healthy financial situation. Income and expense were in-line with budget. There are two Owners with delinquencies of assessed late fees. Paul made a motion to accept the report as presented, seconded by Arlys; all were in favor.

Old Business:

- Tom was asked to arrange a meeting with Samouce for next week. Allen was congratulated for the excellent work of organizing the Document revisions so that the proposals can be compared to the old and to also add the comments/questions from the Board. Bruce thought that prior to circulating the final draft to Owners we would have a meeting to discuss what the Board is suggesting for revisions, giving members an opportunity to express their views and ask questions.
- Herb Diabo and Bruce has inspected the wall on Orange Blossom and noted several problem/damages areas most likely caused by FPL. Bruce talked to FPL and their intend is to probably only fix the leaning poles but that is not enough as there is also a lot of damage to the wall itself.
- The Landscape membership was approved by the Board as Lois Jones, Arlys Anderson and Jocelyne LaRochelle. The committee's main objective is to oversee the work of the landscaper, to report problems and propose solutions and to recommend new landscaping initiatives/projects. Coordination with the Architectural Review Committee ("ARC") will be very important. Lois then reported on a restoration project at 6933, which is progressing well. Our landscaper will maintain the hedge. The landscaper is also to trim the bougainvillea, which is

overgrown. The Builder and not the homeowner in fact originally planted the hedge. Tree removal, which is threatening the integrity of the foundation, is problematic, as it needs County approval and that is a costly and extensive project. Collier County is very "sticky" and if we don't follow procedures, we could be subject to heavy fines. Finally Lois reported that there is a Strangler Fig tree by 7062, which is very small now (started with a seed) but has the potential to grow to 40-50 feet and cannot therefore stay there. Mr. Cimino's neighbor agreed to talk to him about its removal. There is a bid to trim the Cassia trees (23 of them) and Tom suggested alternative bids to be obtained; that was agreed.

- We have 5 Owners who have put up Hurricane Shutters well ahead of the June 1st permitted date. Letters have been written to them all and we hope for compliance otherwise fines will be imposed.
- Tom reported that as requested he contacted Orion to see if moneys could be borrowed to fund, for example, lake erosion maintenance costs. This can be done and Tom gave Bruce the required paperwork to make this happen should the Board decide to pursue this option. The report from the Landscape Architect concerning Orange Blossom is expected within a week.

New Business:

- On a motion by Bruce, seconded by Paul an ARC is to be formed consisting initially of Bob Wiener, Bonnie Lowry, Jocelyne LaRochelle and Herb Diabo. It is up to the ARC committee to set up guidelines and to coordinate their actions with both the landscape committee and the ARC of the Master. It was suggested that the Walden Shores ARC and Walden Oaks ARC meet at the same time. The motion to form this committee was unanimously approved.
- Bruce again expressed concern about Lake Erosion and the need to do something. The Board is reluctant due to concerns that if Walden Shores solves the problem the master later may decide to do further work and we could end up paying twice. Bruce agreed to discuss this issue again at the upcoming Master meeting. The Board also agreed that we should get some clarification from Samouce as to who owns and who is responsible both for the Lake and the wall.

Motion to adjourn by Paul, seconded by Arlys, with all Directors in favor. The meeting was adjourned at 8:58 p.m.

Tom Krieser, Ability Management (as recording secretary)