

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

Date: June 10th, 2008
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

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

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 7:01 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 were posted 48 hours in advance of the meeting and distributed by e-mail to those whose address is available.

Previous Meeting Minutes: The minutes of the previous meeting, held May 13th 2008, were circulated to all Directors and read by Arlys. On a motion by Paul, seconded by Irene to accept the Minutes as they were read, was approved by all Directors.

Treasurer's Report: The Treasurer gave a brief review of the financial statements for the first 5 months of the year (till May 31st 2008). Alien indicated that the Association had \$32,590 in the Operating account and \$153,711 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. Irene made a motion to accept the report as presented, seconded by Paul; all were in favor.

Old Business:

- Bruce reported on a meeting with our Attorney about Document review and after some discussion a motion was made by Bruce to have the Board approve the changes as final for now. This was seconded by Arlys and unanimously approved. Bruce went on to explain that the Board will write a letter to all Owners highlighting the approved changes and the rationale behind them and call for an informational meeting of all Owners, where an opportunity would be given to have Owners ask questions of our Attorney and thus give stronger legal basis for why the changes should be made. At that time it is still possible for the Board to add changes to reflect fully the opinion of the community at-large. After this meeting a vote will be solicited. For the changes to pass we need 51% membership approval (either by proxy or in person present at the meeting called for this purpose and a proper 14 day minimum notice. Bruce also indicated that anyone wanting a full version of the new Documents might either inspect them at Ability's offices or request that copies are sent.
- Bruce also reported that Samouce's opinion is that the wall and the landscape buffer by Orange Blossom, as well as the Lake maintenance is the responsibility of the Master. There is some question whether we really want the Master to do landscaping maintenance, as that may be in conflict with the wishes of the Walden Shores residents. On the lake maintenance issue, we have requested a drainage engineer to help to assess the erosion. An opinion should be shortly forthcoming. Based on his opinion we would then be in a stronger position to request

Corrective action form the Master.

- Landscape issues were discussed. Jocelyne requested authorization from the Board to do the Cassia tree trimming. Irene made a motion to give this contract (23 trees) to Flintstone whose bid was \$678.50. The motion was seconded by Bruce and unanimously approved. Tom was instructed to obtain bids to do tree trimming in the back of buildings near Orange Blossom. The challenge is to minimize possible damage due to high winds, while at the same time preserve the buffer effect the trees provide to residents. There were two additional items for the landscape committee to consider a.) 7017 Hibiscus maintenance b.) 6965 will the hedges be replaced or eliminated between buildings?

New Business:

- Jocelyne wanted to know what control if any, does the Master's ARC have over Walden Shores. While Walden Oaks Master Association has the "technical oversee" responsibility, the uniformity and conformity to Walden Shores guidelines (to be established) would normally govern as long as these guidelines do not "stray" from the mainstream.
- Bruce read a thank you note from Irene to the community for the flower arrangements and support she received following the passing of her long-time friend and companion, Chris.
- Frank Falco recommended the Board to consider adding the maintenance of eaves, downspouts and gutters to roof pressure cleaning. Bruce thought this was an excellent suggestion.

Motion to adjourn by Paul, seconded by Arlys, with all Directors in favor. The meeting was adjourned at 8:08 p.m.

Tom Krieser, Ability Management (as recording secretary)