

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

Date: November 11, 2008
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Bruce MacLaren, President, Irene Bretzlaff, Vice-President, Arlys Anderson Secretary; Allen Butler, Treasurer; and Paul Sweeney, Director.

Also Present: Tom Krieser, Acting Secretary and Property Manager, with Ability Management; and 15 other Owners.

Call to Order: The President called the meeting to order at 7:02 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.

Previous Meeting Minutes: The minutes of the previous meeting, held October 14, 2008, were previously circulated to all Directors. Tom read the minutes, following which a motion was made by Paul, and seconded by Irene, to approve these Minutes. All Directors present approved motion.

Officer's Report (Treasurer): The Association is in good financial condition for the first 10 months of the year (October 31, 2008) with \$46,290 in the Operating account and \$156,498 in Reserves. The report of the Treasurer is attached to these minutes. Allen noted that we are slightly ahead of Budget but have two problems with delinquencies totaling \$2,650. Allen also made a projection about the year-end position and he thought we would be in the negative by about \$2,500 mainly because of power washing the driveways and landscaping improvements. On a motion by Irene, seconded by Arlys, the report was accepted (all in favor) as presented.

Budget 2009: The proposed Budget for 2009, which was discussed at the last meeting and distributed to all Owners 14 days before this meeting was then discussed. The assessments for 2009 will be \$490 per Owner per quarter. This reduction from \$650 is being made possible by returning to Owner's most of the Roof Reserves accumulated over the years. The small remaining amount from the Roof Reserves will be retained in Reserves to cover future costs for Roof Cleaning and possible other unexpected expenses. The proposed Budget as circulated, was unanimously approved (Adopted) on a motion by Paul and seconded by Arlys

Landscaping Committee Report: Lois Jones gave a short report and stated that there are three remaining tasks to be completed a.) Sod b.) Bird of Paradise trimming and/or removal c.) Mulching. The President commended the landscape committee for a job well done but asked that future projects first receive Board approval before execution. It was pointed out that projects can be "fast tracked" if quotes are forwarded to Ability, who in turn can solicit Board approval by canvassing Board members between Board Meetings, and then ratifying the decision formally at the next Board meeting. To ensure that the Landscape Committee has a certain amount of freedom to act independently in routine plant replacement projects, Irene made a motion, which was seconded by Arlys, that the Committee might spend up to \$500 for such routine activities. This was unanimously approved.

ARC: Bob Weiner, appointed by the Board at the May meeting, together with Herb Diablo and Jocelyne LaRochelle has agreed to meet next Monday at 10:00am at the Clubhouse. Tom was instructed to post the meeting, which will be held to formally establish the Committee, to appoint officers, and to commence the task of establishing guidelines. The President thanked Bob for his ^{iv} initiative and promised the board's support to this important undertaking.

Roof Reserves: A correction to the Meeting Minutes of October 14th was made. On a motion by Allen, seconded by Irene, it was agreed that the Board, and not the membership, has the right to vote on the disposition of the Roof Reserves. This motion was unanimously approved. The opinion of our Attorney was obtained in support of this motion.

Lake erosion: Tom engaged "Butler Engineering, Inc." and his short report were distributed to all Directors. The President noted that the Lake level is rapidly decreasing and that re-inspection might be done well in advance of next April.

Other Business: Donald and Rosalyn Myers requested enforcement of parking regulations. They were informed that the main issue of cars being left on driveways is a regulation dictated by Walden Oaks and consequently enforcement is the responsibility of the Master Association. The President encouraged Mrs. Myers to attend the Master Meeting and to voice her concerns there

Pressure Washing: The Company, "King of Clean" was engaged by the President (on the agreement of Paul, Irene and Bruce) to clean our sidewalks, driveways and other common areas. Paul, seconded by Bruce with Arlys in favor, accepted this, on a motion. Tom expressed concern about insurance and Bruce was to obtain details about that. "King of Clean" had a much better bid than the previous vendor.

Motion to adjourn by Paul, seconded by Alien, with all Directors in favor. The meeting was adjourned at 8:19 p.m.

Tom Krieser, Ability Management (as recording secretary)