

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

**Date:** December 9, 2008  
**Time:** 7:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

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

**Also Present:** Tom Krieser, Acting Secretary and Property Manager, with Ability Management; and 3 other Owners.

**Call to Order:** The President called the meeting to order at 7:01 p.m.

**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 both at the Clubhouse and the Bulletin Board.

**Previous Meeting Minutes:** The minutes of the previous meeting, held November 10, 2008, were previously circulated to all Directors. Arlys read the minutes, following which a motion was made by Irene, and seconded by Paul, to approve these Minutes. All Directors present approved motion.

**Officer's Report (Tom on behalf of the Treasurer):** The Association is in good financial condition for the first 11 months of the year (November 30, 2008) with \$34,885 in the Operating account and \$156,639 in Reserves. Tom noted that we are well ahead of Budget but have two problems with delinquencies totaling \$2,650. Tom also made a projection about the year-end position and he thought we would be in the negative by up to \$15,000 mainly because of power washing the driveways, gutters, and eaves and landscaping improvements. Such a deficit can be covered out of prior year's surplus. On a motion by Irene, seconded by Arlys, the Board approved the use of prior year surpluses to cover the anticipated negative, up to \$15,000. The motion was approved by all present.

**Landscaping Committee Report:** Lois Jones gave a short report and stated that there are two remaining tasks to be completed a.) Sod and b.) Mulching. Lois also requested approval to deal with landscape related violations a.) Fruit tree at 7058 b.) A private garden notion of the Owner in 7074 and c.) lack of consistent trimming of the hedge at 6036. Tom was instructed by the Board to write these violation letters and also urges the landscape committee to consistently and uniformly identify violations and deal with them in a timely manner through Tom. **Other violations relate to Hurricane Shutters.** Tom noted 6941, 6948 and 6952 and Arlys will check these and also if there are others so Tom can write letters to these Owners as well.

**ARC:** Bob Weiner, together with Herb Diablo and Jocelyne LaRochelle had their first meeting. Unfortunately due to health and other private reasons Mr. Weiner tendered his resignation. On the request of the President, Ruth Tseki agreed to serve on the committee and was asked to please contact both Jocelyne and Herb to agree how they will go forward. The Board regrettably accepted Mr. Weiner's resignation and welcomed Ruth as his replacement.

**Other Business:** Rosalyn Myers again requested enforcement of parking regulations. She was informed that the issue of cars being left on driveways is a regulation dictated by Walden Oaks and consequently enforcement is the responsibility of the Master Association. Mrs. Myers attended the Master meeting and said the Master decided they would enforce through the sub-Association. The President explained that we have no directive from the Master about that, and even if we had we would still maintain that enforcement is for the Master, and their Property Manager to handle.

Tom asked for guidance about a downspout (Sandra Phelps) problem and some rips in screen lanais. It was suggested by the Board, if a reasonable handy-man (for example Paul Rodgerson at 961-2429) can make the repairs within \$100 or less per repair, we should take care of this.

**Motion to adjourn** by Irene, seconded by Paul, with all Directors present in favor. The meeting was adjourned at 7:55 p.m.

Tom Krieser, Ability Management (as recording secretary)