

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

Date: January 13, 2009
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Acting Secretary and Property Manager, with Ability Management; and about 10 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 both at the Clubhouse and the Bulletin Board according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of the previous meeting, held December 9, 2008, were previously circulated to all Directors. Arlys read the minutes, following which a motion was made by Paul, and seconded by Irene, to approve these Minutes. All Directors approved this motion.

Officer's Report: The Treasurer reported for the results for the full year. The Association is in good financial condition for the year ended December 31st 2008 with \$38,354 in the Operating Account and \$158,532 in Reserves. The Treasurer also outlined the most significant expenses in the fourth quarter, which mostly related to landscaping improvements (about \$8,500) and pressure cleaning (\$7,500). Allan made a detailed presentation as to where the money was spent and a lot of effort went into preparing these details, which is a first for the Association. The President expressed the Board and Owners' gratitude for a job well done. Paul, seconded by Arlys, approved the report on a motion.

Violations: The President opened this topic by stating that the Board is always trying to do their best in serving the Community and if there are missteps, as there apparently have been, apologies are in order. He then opened the floor for Owner comments. Mrs. Diaz spoke first expressing dismay that before receiving a violation letter no one contacted her. The President explained that the Property Manager writes violation letters but the Board reviews them. The idea of "softening" the violation letters and perhaps contacting Owners first has merit, and the Board will consider that in the future. He went on to say that, in the past, Owners had a tendency to do what they pleased which led to problems, which the Board and the Landscape Committee is trying to resolve. A good example is fruit trees. No Owner should plant anything without first having obtained the approval of the Landscape Committee and Board of Directors. Approvals, which have been granted in the past, dealt with different, rather than recent problems where Owners planted without approval. Mr. Tseki spoke next, expressing his displeasure at receiving what he considered to be a harsh letter about Hurricane Shutters. Next, Mrs. Sweeney expressed her feelings of hurt being accused that she and Mr. Sweeney "killed" the Cassia tree in front of their home. Again, the President re-iterated that in a small Community like Walden Shores harmony needs to be preserved and worked on and encouraged all to calm down and work for the good off the community- at- large, and spoke about the fact that each

Board and Landscape Committee Member devote much time and effort without much appreciation. Apathy is a problem and complaints are easy but the actual work is hard. Mrs. Dimitrijevic was next with her complaints that the Association falsely accused her family for interfering with landscaping, which she says they have not done in the last year. Again the President expressed his regrets and apologies. Finally Mrs. Myers re-iterated her request for Walden Shores to enforce parking violations, especially about vehicles being left in driveways, while garages were being used for storage. She was again told that enforcement of this restrictive covenant, which is in the Master Documents, is for the Master Association to enforce.

Other Business: Allen Butler made a request (on behalf of the Property Manager) for a change of dates for the Annual Meeting originally scheduled for March of 2009. The new date agreed by the Board unanimously was March 3, 2009 at 7:00 pm. The next Board Meeting will be held February 10, 2009.

Motion to adjourn by Paul, seconded by Irene, with all Directors in favor. The meeting was adjourned at 8:15 p.m.

Tom Krieser, Ability Management (as recording secretary)