

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

Date: February 10, 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 January 13th, 2009, were previously circulated to all Directors. Tom read the minutes, following which a motion was made by Irene, and seconded by Paul, to approve these Minutes. All Directors approved this motion.

Officer's Report: The Treasurer reported very preliminary results for the month of January (2009). The Association continues to be in good financial state and overall on budget and in fact slightly better. Reserves have now been moved out of Roof Reserves and these funds are being used to reduce quarterly assessments being paid by Owners. On a motion by Paul, seconded by Arlys the preliminary report was accepted as presented with all Directors in favor.

Violations: The President stated that following the January meeting work was done to try to establish a "softer" approach to handling violations with three letters, each progressively stronger giving up to thirty-one days for owners to respond and fix problems prior to the issue being turned over to the Attorney. Repeat violations would be dealt with "an at once" stronger and final letter. The procedure to be followed includes the majority of the Board agreeing to send the first letter and also establishing a fining committee (of 3 owners who are not Board members) to whom the violating owner would have the right of appeal. A discussion followed with Irene noting she thought three letters is too much and takes too long. On a motion by Allen, seconded by Bruce the Board adopted the three letters and procedure with Irene against.

Landscaping Committee: Lois Jones expressed her disappointment that she had no opportunity to present a report at the January meeting. The President apologized but stated that the January meeting was difficult enough and he did not want to prolong the meeting. Lois then reviewed her findings about the Cassia tree and the lot that appeared neglected during the summer. The President agreed that the problems created were not so much with the actions as the fact that no proper notices were given to the Owners. This will now be fixed going forward with the three- letter notices approach for all violations, which include those relating to landscaping issues. Lois then went ahead and described the next major project undertaking involving the removal of the birds of paradises and planting alternative less invasive plants like arbacollas. Total anticipated project cost estimates would

be provided to the Board before going ahead. The President thanked Lois and the Committee for their tireless efforts, which often go unrewarded but are much appreciated. She also explained that the Committee intends to have soil samples professionally analyzed to ensure there would not be a future problem with replacement plantings at 7013 (Palm) and the Cassie tree at 7002 Lone Oak. Finally Lois requested that prior to landscaping bills being approved the Property Manager checks to ensure the work was satisfactorily completed and requested monthly or quarterly updates of project costs vs. budget. The Treasurer agreed to provide this.

Other Business: Bruce reported that there has been a mailbox damaged serving 6969 (Roe) and 6973 (Phelps). Repair or replacement of mailboxes is the responsibility of owners (See Article 5.1 of the Declaration) and Bruce will so inform the two owners affected. There followed a short discussion about past violations, which were written in January. The Board agreed unanimously that if the violations are still outstanding Tom is to write "letter no. 3" to the Owners (Attorney action pending). Finally Tom requested the Board's approval to send the second, and much stronger, letter to the Master concerning the condition of the wall along Orange Blossom. The board unanimously approved this action.

Questions from Owners: How many candidates are there for the up-coming elections? Bruce answered that there was an excellent response for Directors positions and we have 9 candidates willing to serve. The owner of 7065 complained that a sprinkler head is still not fixed and requested action. Tom is to contact Juarez about this.

Motion to adjourn by Irene, seconded by Paul, with all Directors in favor. The meeting was adjourned at 8:28 p.m.

Tom Krieser, Ability Management (as recording secretary)