

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

Date: April 14, 2009
Time: 7:00 P.M.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Bruce McLaren, President; Herb Diabo, 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 14 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, was posted, both at the Clubhouse and the Bulletin Board, according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of Board Meetings held February 10 and March 3, (Organizational Meeting) 2009, were previously circulated to all Directors. A motion was made by Arlys, and seconded by Paul, to waive reading these minutes and approve them as circulated. All Directors approved this motion.

Officers' Reports: The Treasurer reported results for the first 3 months, until March 31, 2009. The Association continues to be in good financial state and, overall, under budget with an \$8,742 surplus. Our CD's are coming up for renewal and Allen recommended that we renew the \$50K CD for 13 months, and the \$25K CD for 6 months. On a motion by Paul, seconded by Arlys, the report and recommendation were accepted as presented, with all Directors in favor. The Financial Statements have been distributed to all Directors

Violations: Significant activity of people going in and out at 6953 has been noted. No lease application is on file. Letter #1 - "Possible violation" - is to be sent to Homeowner. On a motion by Allan, seconded by Bruce, the Board approved this action. Discussion then followed about a Potted Fruit Tree at 7058. The majority of the Board was of the opinion that there needs to be clear guidelines as to what is permitted and what is not, so that we can uniformly enforce violations. There is nothing currently documented about Fruit Trees in a pot.

Lake Erosion and Wall Repair issues: It has been made clear that Walden Shores, as a community, does not have jurisdiction over the Lake or the Wall. It appears that the Lake belongs to the Master Ass'n., and the Wall belongs to either the Master Ass'n., or Homeowners, or the County/Church. After some discussion, and on a motion by Bruce, seconded by Paul, the following was resolved "That Tom be authorized to prepare some groundwork in reviewing the documents and then engage an outside Attorney to determine who owns what, who is responsible for what, and options to go forward to attend to these lingering problems, up to a maximum cost of \$4,000". The resolution passed unanimously.

Landscaping Committee: Jocelyne LaRoche presented a report on behalf of the Committee. A lot of activities are on going. Birds of Paradies Plants (or Shrubs) have been removed, except where

the Homeowner requested that they remain. Replacement Shrubs have now been planted for some of the Bird of Paradise plants which were removed. The remainder of the plant replacements for the villas on the north side of the street will be installed as soon as the "rainy season" begins. The Palm Trees have also been trimmed.

The President thanked the Landscape Committee, and re-iterated that formal meetings need to be held, and they need to be posted, so that Homeowners have an opportunity to attend.

Questions from Owners: Mrs. Levy continued to raise concerns about drainage and asked that this problem be addressed before the rainy season. Mr. Diaz wanted to know why the Property Manager couldn't find out who is the Bank that is foreclosing on the properties at 6945, 7005 and 7025. Tom replied that it is easy to find out who holds the mortgage but did not understand how that would help the Association to collect past due assessments. The Association is taking all legal steps available to protect our interest. We cannot be held responsible for the upkeep of apparently abandoned homes, as we are not the owners.

Motion to Adjourn by Paul seconded by Herb, with all Directors in favor. The meeting was adjourned at 8:30 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

April 25, 2009 (Rev 01)