

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

Date: June 9, 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 8 other Owners.

Call to Order: The President called the meeting to order at 7:05 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 April 14, 2009, were previously circulated to all Directors and read by Tom. A motion was made by Herb, and seconded by Paul, to approve these minutes. All Directors approved this motion.

Officers' Reports: The Treasurer reported results for the first 4 months, until April 30, 2009. The Association continues to be in good financial state and, overall, under budget with an \$8,111 surplus. CD's have been renewed. The Treasurer requested that Ability send a check for \$327.78 to reimburse petty cash for expenses as summarized on the petty cash reconciliation sheet. On a motion by Bruce, seconded by Herb, the report and request for re-imbursement were approved as presented, with all Directors in favor. The Financial Statements till the end of May have just been completed and Tom noted no substantial change in our financial position as of May 31 2009. There was yet again a problem with the screen spline used to repair Mr. Cimino's lanai screen rip. Another contractor will be engaged to fix this and Allan kindly agreed to coordinate this. Finally, Tom was to send the most updated owners' list to Allan with e-mail addresses, phone numbers etc.

Violations: There is a kayak in the back of 7063. This needs to be removed by the Owner, as our lots are not storage areas. Furthermore the bike-rack mounted on the car and protruding to the sidewalk (6949) is posing a safety hazard. The bike rack needs to be removed. Letter #1 - "Possible violation"- is to be sent to both Homeowners. On a motion by Paul, 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: At the last Board meeting Tom was 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. Subsequently, Tom advised the Board that because the Association does not own the Lake or the Wall, and we should be not be spending Association funds to pursue these matters. Bruce reported that the Master Association has now agreed that they are, in fact, the owners of the lake and adjacent properties up to the lanais, and it is their responsibility to

take steps towards a solution. The Master is initiating a program of improved retention (and thus stabilization of the erosion) along with a number of other steps. Any action to fix erosion that the owners would like to take, in addition to the steps the Master has agreed to take, is for the owners to do on their own. However the Master has also agreed that the Owners who would take such action have the right to do so without any negative consequence from them. Owners present at the meeting questioned this approach, wondering how the lake would look like if some owners spend their own money and others would not. The Board advised the owners that these are not Association-related problems; the issues would have to be resolved between the Master and individual owners.

Regarding the Wall, it appears clear that the wall sits on the properties of the owners and it is for them to deal with this issue and not the Association.

The Board requested Tom to prepare a draft letter to the owners of the Nursing Home that is going to be constructed on the vacant lot opposite the wall on the North side of Orange Blossom. As new proposed owners, they should consider beautifying the area between the wall and the sidewalk, and if they really wanted to be good citizens, they ought to consider increasing the height of the wall.

Landscaping Committee: Lois presented a report on behalf of the Committee. A lot of activities are on going. Birds of Paradise project needs more funding to the tune of \$720 and \$200 for sod. Both of these projects were approved by the Board, on a motion by Allan, seconded by Herb. Lois also asked if we should not improve the appearance around Mailbox bases by adding more lava rock and edging and suggested this could be done for under \$1,000 if plastic black tubing was used. The Board was not in favor of this method although agreed with the idea. The Landscape Committee agreed to research this more, including the possibility of using prefabricated cast stone blocks. The Cassia tree, which was in the front of the Sweeney residence, will be replaced with a Dahoon Holly tree. The Sweeneys agreed with this. The Landscape Committee recommended that a Letter of Waiver be requested from those owners who objected to the removal of their Birds of Paradise plants. These plants are invasive, and can cause damage to the foundations of homes. The Committee will also arrange for the pruning of the Cassia trees as they were pruned last year.

Finally, the Landscape Committee stated that they do not want any responsibility for the strip of landscaping about five feet between the Orange Blossom Wall and the back of the homes.

The President thanked the Landscape Committee, and re-iterated that there is a need for formalized guidelines.

Motion to Adjourn by Paul seconded by Herb, with all Directors in favor. The meeting was adjourned at 8:49 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

June 15, 2009 (Rev 01)