

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

Date: October 13th, 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; Paul Sweeny has sent his regrets.

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 7:01 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, 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 June 9th, 2009, were previously circulated to all Directors and read by Arlys. A motion was made by Herb, and seconded by Bruce, to approve these minutes. All Directors present approved this motion.

Officers' Reports: The Treasurer reported results for the first 9 months, until September 30, 2009. The Association continues to be in good financial state and, overall, under budget with a \$28,229 surplus. The Financial Statements till the end of September have been distributed to all Directors. Our financial position is good except that we have two delinquency problems. We expect to end the year with a surplus of about the same amount as we have at the end of September.

Budget 2010: Allen made a presentation about the proposed Budget for 2010. A draft has been circulated to all Directors. Despite a substantial increase anticipated from the Master (representing 44% of our assessments) of 11.6%, and an increase in Reserve contributions from \$7,636 to \$10,857 (because of inclusion of collecting for future Pressure Cleaning of Roofs). The assessments are proposed to remain the same as they were in 2008 at \$650 per quarter. This is made possible by using the anticipated surplus from 2009 to increase 2010 income. After due discussion and debate the draft Budget was approved by the Board (unanimous by all Directors present on a motion by Allen and seconded by Herb) to be circulated to all members and to call for a Budget Adoption Meeting, to be held November 10th 2009. A 14-day minimum meeting notice, together with the proposed Budget will be mailed to all Owners.

Landscaping: Lois Jones then presented her report. She responded to Herb about his objection for the Landscape Committee's unwillingness to take responsibility for maintaining the area behind the homes on the Wall side. She explained that it is impossible to work with many owners on that side because they want to treat their back area as their private preserve and anything the landscape committee wants to do meets constant objections and even abuse. Herb said that he understood the problem but did not think it is for the Landscape committee to "pick and chose" what area of the landscaping they will oversee. Lois then spoke about the issue of enhancing the landscaping under

the mailboxes. She thought that anything other than black lava rock would be far too expansive and difficult to maintain. Bruce thanked her and stated this is a matter of opinion and needs some further research. Lois said that 39 "Birds of Paradise" has been removed but those owners who asked that theirs not be removed should sign a waiver about future damage to such things as foundations. No action in this regard has been taken. As for Guidelines that the Board asked for, the committee has prepared one and Lois distributed a proposed version for the Board's review and approval. In addition to this, she also enclosed the letter from the Committee, which has been mailed to all homeowners in September of 2008, which already had many guidelines and were approved by the Board. Finally Lois requested the Board to approve the trimming of the Cassia trees, a decision, which should have already been made. A discussion followed and Allen said he did not have an objection to trimming but wanted all trees (hardwoods and palms) in need of trimming included in the work. Tom was to contact Flintstone to get an updated bid for all trees and also get competitive bids. The Landscape committee wanted to be involved in any walk-through with the proposed bidders. On a motion by Allan, seconded by Bruce and unanimously approved, tree trimming of cassias, hardwoods and palms was authorized up to \$2,750. Following the presentation Lois tendered her resignation citing frustrations and that she has been involved in this capacity for 4 years and that's time enough to "retire" knowing they have done much work to improve Walden Shores landscaping. Bruce accepted her resignation with regret and thanked her for a tireless and very often thankless job in beautifying the Community.

Other business: Arlys brought up the subject of hurricane shutters. Our new documents permit the installation of shutters between June 1st and December 1st **if approved by the ARC.** That means any shutters installed without such approval are a violation of our Covenants. On a motion by Allen, seconded by Herb and approved by all Directors present it was decided that any and all purchase commitments (Contracts) are to be issued through the Property Manager.

Owner issues: A question was asked why the proposed assessments would not go down in light of the fact that the roof responsibility is now with the homeowner and not the Association. Allen explained that in order to have roof pressure washing done every 2-3 years we need to set up a reserve account to take care of this and we are thus proposing to collect \$8,333 per year (starting in 2010) for this purpose. This amount actually exceeds the funding we used to have for roof repairs in the past. Another owner asked if we have any concerns dealing with Orion. Bruce explained that we are well aware of the problems but all amounts are fully insured through FDIC and if Orion does not correct its problems, the bank will continue to operate under a new owner without loss to depositors. Another concern raised was mulch and this owner wondered if there might be another alternative that would be effective in retaining moisture but less prone to "making a mess" and inviting ants.

Motion to Adjourn by Bruce seconded by Arlys, with all Directors in favor. The meeting was adjourned at 9:34 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

October 15, 2009