

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

Date: November 10th, 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 Sweeney, Director.

Also Present: Tom Krieser, Acting Secretary and Property Manager with Ability Management; and about 3 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 mailed to all owners well in advance of the 14-day requirement, and they were also distributed by E-mail, all according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of Board Meetings held October 13, 2009, were previously circulated to all Directors and read by Arlys. A motion was made by Allen, and seconded by Herb, to approve these minutes. Unanimous approval.

Officers' Reports: The Treasurer reported results for the first 10 months, until October 31, 2009. The Association continues to be in good financial state and, overall, under budget with a \$28,818 surplus. The Financial Statements thru the end of October have been distributed to all Directors. Our financial position is good, except that we have two delinquency problems totaling \$3,483 as of today. We expect to end the year with a surplus of about \$26,000.

Budget 2010: Allen made a presentation about the proposed Budget for 2010 at the last meeting. As there were no further questions from either the owners present or the Directors, the President asked for a motion to adopt the 2010 Budget (assessments at \$650 per quarter per owner). Herb made a motion to that effect, seconded by Paul, and unanimously approved. Bruce commented that we may not have a surplus in 2010 which would then mean an increase in 2011 assessments of about \$75 per quarter per owner due only to the fact that there would not be a prior year surplus to help.

Landscaping: Prior to discussing tree trimming and mulching, or other up-coming expenses like Pressure Washing (P/W), Allen pointed out that we have about \$10,000 to still spend prior to year-end without impacting the calculated year-end surplus for all projects still to be done in 2009. A discussion then followed about mulching and tree trimming. It was agreed that before mulching is done (red-mulch, similar to last year, but quantity of mulch should be less because of more grassy areas compared to 2008) the walkway and driveway P/W is to be completed. Bark-mulch was considered as an alternative to regular mulch but it is much more expensive. Bruce and Allen counted all our trees and they came up with 45 hardwoods along the wall, 10 along the lake and 17, along the boundary separating us from the church. This is a higher number than the tree trimming vendors counted. After due discussion a motion was made by Arlys, to increase the tree trimming budget

approved in October to \$6,000, and to include all trees that need proper trimming and to also remove damaged trees and some obvious stumps. If the cost of the project exceeds \$6,000, the motion included a provision that the Board may take a portion of the existing landscape reserve and thus ensure the year-end surplus of \$26,000 is not compromised. This motion was seconded by Paul and unanimously approved. The current, best looking, vendor is General Tree Service of Collier Inc. Tom was to contact this vendor and arrange for a tour of trees to be trimmed for three reasons:

a) Identify trees that are in need of a full arborist trim; b) Trees that need a lighter trim and c) To satisfy the Board of the competence of the proposed vendor. After the Board is satisfied, Tom will negotiate contract details and pricing to stay within the approved Budget. The Board requested that Tom ascertain that there is communication with all homeowners before tree-trimming work commences, ensuring that owners are fully cognizant of the work to be undertaken on the property.

Other business: A lengthy discussion followed about P/W roofs and/or using biocide treatment as proposed by the "Clean-Up Group". The biocide treatment proposal is interesting, but needs more research and evaluation by the Board. For the biocide to work properly, rain is needed, and that won't come again till next May. It was agreed that Tom would contact the "Clean-Up Group" and arrange during the next 2-3 months a more thorough evaluation of this technique and its long-term cost benefits. In no event, could we undertake the roof-cleaning project till 2010, as we do not have adequate funds in the 2009 Budget. The Board authorized Ability Management to arrange ASAP for P/W of all street gutters, walkways and driveways at a cost not to exceed \$2,500.

Owner issues: Mrs. Hansen, of 6998 Lone Oak, requested a refund for having extended her down-comer and for planting a hibiscus tree. The Board does not consider these expenses to be Association costs because there was no prior request made, or authorized.

Motion to Adjourn by Herb seconded by Paul, with all Directors in favor. The meeting was adjourned at 8:32 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

November 12, 2009 (Rev. 01)