

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

**Date:** January 12, 2010  
**Time:** 7:00 P.M.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Bruce McLaren, President; Arlys Anderson Secretary; Allan Butler, Treasurer; Paul Sweeney, Director. Herb sent his regrets.

**Also Present:** Tom Krieser, Acting Secretary and Property Manager with Ability Management; and about 5 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, 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 November 10th, 2009, were previously circulated to all Directors and read by Arlys. A motion was made by Paul, and seconded by Allen, to approve these minutes. Motion carried.

**Officers' Reports:** The Treasurer reported results for the year ended December 31, 2009. The Association continues to be in good financial state and closed the year under budget with a \$23,112 surplus. The Financial Statements thru the end of December have been distributed to all Directors. Our financial position is good, except that we have two delinquency problems totaling \$3,483. The Treasurer's report is attached. Because the extensive tree-trimming project was in excess of the \$6,000 approved amount, and as it was resolved in the November meeting, \$2,244 was taken from Landscape Reserves and the rest expensed.

**Budget 2010:** With the \$23,112 surplus in 2009, plus \$3,026 of past year surpluses the budgeted and approved \$26,138 as prior year surpluses is un-affected, keeping assessments at \$650 per quarter per owner.

**Landscaping:** Bruce mentioned that one particular owner has asked for permission to plant bushes or trees in the back to provide privacy in an area that was heavily trimmed. A discussion followed as to what might be the best plants and the landscaping committee is making it a priority to research, and will report at the next meeting, their recommendations. The recommendations will take into consideration for the need of consistency, harmony, privacy and non-intrusiveness with root systems to foundations. Allen pointed out that there are funds available for this project from the landscape Reserves and special landscaping projects in the 2010 budget. Arlys requested a review of the "For Sale" signs currently being displayed, which she thinks are inconsistent with what the Board approved.

**Painting and Roof Cleaning:** We have 5 proposals ranging from about \$63,000 to \$81,000. The lowest proposal is from Fenton Davis, a reputable Contractor. All Contractors are basing their bids on Sherwin-Williams paint and Sherwin-Williams will provide the 7-year warranties. Tom distributed

specifications and bid comparisons to the Board for their review and decision. Bruce set up a committee to discuss with owners the acceptance of 2 or 3 different color combinations and also the choice of colors. Roselyn Myers and Ken Paa accepted to be on the committee with the hope that they maybe able to recruit one additional owner. On roof cleaning the approach currently favored is enzyme cleaning (vs. Pressure Cleaning). This process is initially more expensive but in the long haul compares favorably with pressure cleaning with two advantages. The roofs stay clean and do not require personnel to step on tiles. More research is required and the Contractor ("The Clean-Up Group") will contact Bruce to set up a separate meeting to discuss this. Tom to arrange.

**Other business:** Mrs. Tseki is not well; flowers will be sent from the Board.

**Motion to Adjourn** by Paul seconded by Arlys, with all Directors in favor. The meeting was adjourned at 8:15 P.M.

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Tom Krieser, Ability Management (as Recording Secretary)

January 13, 2010