

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

Date: April 13, 2010
Time: 7:00 P.M.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Bruce McLaren, President; Herb Diabo, Vice-President; Arlys Anderson Secretary; Allen Butler, Treasurer; Paul Sweeny, Director.

Also Present: Tom Krieser, Acting Secretary and Property Manager with Ability Management; and about 12 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 well in advance of the 48-hour requirement both on the bulletin board and at the Clubhouse, all according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of Board Meetings held February 19, 2010 and March 10, 2010, were previously circulated to all Directors and read by Arlys. A motion was made by Paul, and seconded by Herb, to approve these minutes. Unanimous approval.

Officers' Reports: The Treasurer reported results for the first 3 months, until March 31, 2010. Our financial position is good except that we have one delinquency problem totaling \$3,969.75. The Financial Report is attached. The Landscaping project at the wall has been completed at a cost of about \$9,300 including the latest bill from Juarez for about \$5,300. This latest bill is to be paid as follows: \$4,237.23 from Plant Reserves and the remaining amount from General Reserves. A motion to this effect was made by Allen, seconded by Bruce and unanimously approved.

Landscaping: Arlys made a short report on landscaping, pointing out problems with Ixora's (big looming problems for all of us in SWF) and the ongoing need to keep drains near Orange Blossom wall clean.

Roof Cleaning and Painting: The biocide treatment project will start next week. The painting job should start directly following. With the help of Ken Paa (Chair of Paint Committee) a decision will be made, in consultation with owners, about final color schemes. To finalize this, a meeting will be held next Monday (April 19, 2010). Tom will prepare a new job spec based on added requirements (lanais, shutters, downspouts etc), and should be in a position to decide the vendor as well, next Monday.

Wall issue: discussion was deferred to a later date.

Bruce, on behalf of the Board and the entire community, expressed deep sympathy to Jocelyne LaRochelle on the passing of her mother, six months short of her 100th birthday.

Motion to Adjourn by Herb, seconded by Paul, with all Directors in favor. The meeting was adjourned at 8:46 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

April 14, 20010