

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

**Date:** April 19, 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 4 other Owners, including Ken Paa and Jocelyne LaRochelle representing the Painting Committee.

**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 April 13, 2010 were previously circulated to all Directors. A motion was made by Herb, and seconded by Paul, to waive reading the minutes and to approve them as circulated. Unanimous approval.

**Painting Committee:** Ken, assisted by Jocelyne, presented their recommendations for color selection and methodology for execution. There are four variations and starting with Lot number 1 the recommendation is to move consecutively forward with the pattern repeating after the first four homes and then at the end of the project crossing the street and working backwards. The Board agreed with this recommendation with one change, the lightest color was to be changed to a shade darker. Herb made a motion to accept this with the noted change, seconded by Paul and unanimously approved. It was agreed that the painting Committee writes a letter to all Owners and also posts the color combinations on the bulletin board in the Clubhouse for inspection by owners. The draft letter will be submitted to Bruce for final approval.

**Painting Contract:** Tom prepared a detailed specification sheet, which has been distributed and agreed by the Board and also the Painting Committee. The specifications were distributed to the 6 Contractors that originally bid the job. 4 out of the 6 Contractors re-submitted bids to the new specifications and at least two of them have provided proposals at prices below \$66,000. On a motion by Herb, seconded by Arlys the Board unanimously authorized Ability to award the Contract at a price not to exceed \$66,000 and on terms, which will include a substantial hold-back until satisfactory conclusion of the work. It is understood that the Contractor must be qualified in all respects and undertake to complete or at least substantially complete the work by June 1 2010. Ken requested that

the addition of UV protection be added to the paint to prevent rapid fading. It is expected that the work shall commence directly after the roof cleaning working is completed, probably by May 1<sup>st</sup> the latest.

**Motion to Adjourn** by Herb, seconded by Paul, with all Directors in favor. The meeting was adjourned at 7:46 P.M.

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Tom Krieser, Ability Management (as Recording Secretary)

April 19, 2010