

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

Date: May 11, 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 10 other Owners, including Ken Paa and Jocelyne LaRoche 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 on the bulletin board, all according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of Board Meeting held April 19, 2010 were previously circulated to all Directors. Bruce asked Arlys to read the Minutes. A motion was made by Herb, and seconded by Allen, to approve these as read and circulated. Unanimous approval.

Report of the Treasurer: Allen distributed his report of the state of affairs as of April 30th. His report is attached for reference. The financial statements till April 30th were also distributed to the Directors. We are in good financial state although with heavy upcoming payments for both the painting contract and the enzyme roof coating project we will be short of cash by August and will probably need to "break" into our CD's (of which we have two; \$52,332 and \$26,166). Due to good savings in placing Contracts we do not expect a budget problem.

Landscape Committee: Arlys did not have anything new to report but noted that there are a number of lingering issues to be resolved once the painting project is completed (sod and a couple trees that were lost after the latest "storm" of about 3 weeks ago).

Painting Committee: Ken, assisted by Jocelyne, stated their satisfaction with the work being done by Elias. The project is going well, communications are excellent and daily contact is helping to move the project along ahead of schedule. The quality of the work is good and the homes are beginning to look great! Bruce congratulated the painting committee for their outstanding and tireless work on a difficult but so far well executed project. On a motion by Herb, seconded by Allen and unanimously approved, the Board has instructed Ability to issue 5 checks (\$100 each) to the 4 painting committee members and Tom as a reward and show of appreciation of work done "beyond the call of duty". A worthy applause in thanking the group followed by the Owners.

New business: The Board unanimously approved the appointment of volunteers Linda Butler and Carol Mc Laren to be the "Sunshine Committee". The meaning was to follow in our community those who are experiencing serious health issues and to provide some needed assistance and also flowers of support from the community.

On a motion by Paul, seconded by Herb \$2,400 was approved as an addition to the painting contract to paint and caulk the steps leading up to the doors of unit Owners with one coat of Sherwin Williams Tred-Flex floor paint. Color to be decided by the Painting Committee - and sharkskin additive to be used.

On a motion by Herb, seconded by Paul the Board unanimously voted to purchase new black house numbers (5 inches high) at about \$5 each (308 numbers are needed) for a total of about \$1,600. Both the steps and the numbers are part of the painting project; funds to come from Reserves.

Arlys read a letter to the Board from Mrs. Myers concerning cars parking in driveways. Bruce explained that this is not a Walden Shores issue. Any Owner may write a letter of complaint to Guardian (Master Property Manager) and they are mandated to try to deal with the problem.

Motion to Adjourn by Herb, seconded by Paul, with all Directors in favor. The meeting was adjourned at 8:24 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

April 19, 2010 (Rev 01)