

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

Date: September 14, 2010
Time: 7:00 P.M.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Herb Diabo, Vice-President (and Chair for the Meeting); Arlys Anderson Secretary; Allen Butler, Treasurer; Paul Sweeney, Director; Bruce was absent.

Also Present: Tom Krieser, Acting Secretary and Property Manager with Ability Management; and about four other Owners, including Jocelyne LaRoche representing the Landscape Committee.

Call to Order: The Chair 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 Chair.

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 June 8, 2010 were previously circulated to all Directors. The Chair asked Arlys or Tom to read the Minutes. This was done, following which a motion was made by Allen, and seconded by Paul, to approve these as read and circulated. Unanimous approval.

Report of the Treasurer: Allen distributed his report of the state of affairs as of August 31st. His report is attached for reference. The financial statements were previously distributed to the Directors. We are in good financial shape, with \$39,898 in the Operating account and \$41,581 in the Reserve account. We do have one overdue account for \$5,270. This is a concern as it has been in a bank-initiated foreclosure process for two years. The painting contractor has been fully paid. There is one payment of \$7,600 remaining for the roof cleaning. A preliminary 2011 budget review meeting has taken place with Ability Management, and this review indicates quarterly fees going up to \$700. Allen reminded the Owners that the 2010 fees of \$650 were low due to having had a substantial surplus in 2009, which we used to reduce the fees in 2010. The surplus amounted to about \$75 per quarter per Owner (\$25,800).

Review of Painting and Roof Cleaning Projects, and Report from the Landscape Committee: There was general satisfaction with the Painting Project. Three concerns were raised and this shall be reviewed at the October Board meeting. Some owners have reported peeling of garage and front doors (both metal). Premature peeling could be the result of insufficient drying time between coats. It has also been noticed that garage doors make a loud popping sound on opening, as though the paint has not yet dried and is sticking, causing the motor to have to work harder before the door is released. On reviewing the roof-cleaning project some dissatisfaction was noted here as well. Especially on the Orange Blossom side many of the roofs appear spotty, despite the fact that the Contractor has returned twice to make corrections by re-spraying. The latest re-spraying was done about 10 days ago, and it was agreed that we review this again at the October meeting. The "official"

six-month maintenance spray is due in late October. Jocelyne reported that four trees have been (or are being) replanted at a cost of about \$1,000. The Board retroactively approved this project. Jocelyne suggested we remove a dead Mahogany tree on the lakeside of 6986. The Chair stated that this, as all other trees on lakeside is on Master property and should, therefore, be maintained by the Master. On a motion by Herb, seconded by Paul and approved 3-1, Tom was asked to write a letter to the Master that maintenance responsibility belongs to them, and that we are no longer going to pay for costs which ought to be borne by the Master. The homeowner behind 6986 should also lodge his complaint with the Master Association. Arlys reported that it is time to consider doing tree trimming the Cassia trees, and that she would obtain several bids. It was decided that no Harwood trees would be trimmed this year. Herb again pointed out that many of these trees are on Master property and should be maintained by them and not Walden Shores. Finally, a vote was requested to allow the Wightman's (6989) to remove their Arbutus next to the wall and to plant larger ones, at their expense, and using Juarez. The Board voted in favor of this, on a motion by Herb and seconded by Paul, three to one. The only proviso was that the Association wants to be able to approve the choice of the replacement plants.

Wall issue: Herb is very upset at the poor condition of the wall and wants something to be done about it. Unfortunately, our previous tries by the Association did no good (See attached letters dated December 19, 2008 and February 11, 2009) and, on advice of our Attorney, we did not pursue the matter because this is **not the responsibility of the Walden Shore Association and, therefore the Association has no right to spend time and money.** It is up to the individual owners to push this issue forward.

Regarding Parking of Vehicles in Driveways, it seems the Master Association is singling out Walden Shores, which is selective enforcement and contrary to law. We have asked for an opinion from Mr. Samouche, our Attorney. In the meantime Tom recommended that owners in receipt of violation letters in this regard, simply ignore them for now.

Motion to Adjourn by Herb, seconded by Paul, with all Directors in favor. The meeting was adjourned at 8:35 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

September 15, 2010 (Rev 01)