

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

Date: January 11, 2011
Time: 7:00 P.M.
Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Acting Secretary and Property Manager with Ability Management; and about ten other Owners.

Call to Order: The President called the meeting to order at 7:02 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 January 7, 2011 well in advance of the 48-hour requirement, according to Florida Statutes and our Documents.

Previous Meeting Minutes: The minutes of Board Meeting held November 9, 2010, were previously circulated to all Directors and read by Arlys. A motion was made by Allen, and seconded by Paul, to approve these minutes. Unanimous approval.

Officers' Reports: The Treasurer reported results for the year ending December 31, 2010. The Association has \$54,530 in the Operating Account and \$36,857 in Reserves. The Financial Statements through the end of December (for the year) have been distributed to all Directors. Our financial position is good, except that we have one serious delinquency problem totaling \$5,922 as of today. We ended the year with a surplus of \$8,285, which is better than the \$4,000 that was expected. We have provided as a "bad debt provision" the full delinquent amount of \$5,922 as of December 31, 2010. We ended the year with a surplus of \$8,285, which is better than the \$4,000 that was expected. We have provided as a "bad debt provision" the full delinquent amount of \$5,922, although we fully expect to recover some of that. The recovery, if any, will help the 2011 Budget. The report is attached for reference. Allen reiterated the need to channel contracts through the Property Manager. This avoids payment problems that we experienced with the tree-trimming contractor who had to wait quite awhile to get paid, as the invoices were incorrectly sent to Walden Oaks (and not Walden Shores).

Landscaping: Arlys stated that Cassia trees have been trimmed. There are no imminent landscaping projects but Bruce mentioned that there appears to be one plant damaged due to chemicals used during the roof-cleaning project. Arlys agreed to coordinate the replacement of this plant.

2011 Annual Meeting of Owners. Bruce reminded owners that the Annual Meeting is scheduled for February 8, 2011, and that there are three vacancies (Bruce, Allen and Herb were elected for a two year term in 2009 and thus their turn is expiring, (although they can stand for re-election) and he encouraged all owners to volunteer so that a proper election may be held. He also spoke about the necessity of getting enough proxies, or owners present at the meeting, so that we have a quorum to conduct business. Finally, Bruce spoke about a proxy item that needs a 'yes' vote, and that relates to

having enough members present to amend our Documents to ensure that we have the maximum possibility of collecting all that we are entitled to collect from Banks when there is a delinquent owner in foreclosure.

Other business: Bruce said that our new Attorney reviewed the Master Documents, our Documents and the Surveys. He said that although responsibility for maintenance does not appear to be clear, a legal battle, with dubious outcome, should be avoided, as that would mainly benefit the Attorneys. With this in mind a letter has been written, with the proposal that the two Boards meet and negotiate a sensible compromise between maintenance of the lake and the wall. As there has been no response from the Master, Bruce volunteered to discuss this with Ron Cleminson and report later to the Board. While on the subject of the Master, Bruce, in his capacity as a representative of Walden Shores on the Master Board, was asked for an opinion about the parking situation in driveways. The Board of Walden Shores is of the opinion that the rule about not being able to park in driveways is not enforceable as written, as most homeowners have bikes in their garages and they are considered as vehicles. The law prohibits towing from private property, so that suggested "punishment" cannot be used. There is also a question of legality of the new document as the idea of being able to park in driveways was part of what owners originally bought and therefore that right should be "grand-fathered". Finally, fining does not work if people don't pay the fine. Fines cannot be collected as assessments (cannot be liened). Therefore the only way to collect would be through our judicial system. This would be expensive and to what end?

Owner issues: Bruce requested the Property Manager to ask owners if they would be interested to get a collective bid to do lanai re-screening with the idea, that if there were 10-20-30 Owners interested, a better price would probably be available. This will be done with the Second Notice for the Annual Meeting.

Motion to Adjourn by Paul seconded by Arlys, with all Directors in favor. The meeting was adjourned at 7:41 P.M.

Tom Krieser, Ability Management (as Recording Secretary)

January 14, 2011 (Rev 01)