

Walden Shores Property Owner's Association, Inc Meeting Minutes of the Board of Directors

Date: February 22, 2011
Time: 7:00 p.m.
Location: Ability Management Offices, Naples, Florida

Directors present: Arlys Anderson, Allen Butler, Ken Paa, John Rimmel and Paul Sweeney.

Also Present: Tom Krieser, Ability Management Company as Recording Secretary and 10 other owners.

Call to order. Ken Paa called the meeting to order at 7:20 p.m. and apologized for the problem about the change of venue due to an error about double booking the Walden Oaks Clubhouse.

Certifying Quorum for Directors. A full quorum was established.

Proof of Notice: Notice of the meeting was posted in accordance with Florida Statutes, and our Document (last Friday, February 18, 2011).

The appointments of Ken Paa as President and Arlys Anderson as Secretary were unanimously ratified.

Arlys then read the Minutes of Meetings (the 2011 Annual Meeting and Organizational Board Meeting both held February 8, 2011). Paul made a motion, seconded by John to approve the minutes as read and previously circulated. Unanimously approved. **The Annual Meeting Minutes will have to be also approved by all members at the next Annual Meeting.**

Allen then presented the Treasurer's report till January 31, 2011. His report is attached for reference. Overall our situation is good although delinquencies are a concern from three owners (as of today) totaling \$7,945. Tom added that the largest problem (account 19) for \$6595 would likely be recovered by the Association in full when the foreclosing bank finally takes title and re-sells. That is because the Association **has not been named as a party to the Foreclosure Lawsuit.** Allen also distributed petty cash disbursement reconciliation and requested approval to bring the petty cash account back up to \$350. Finally Allen suggested to the Board that the \$12,748.12 in Reserve Account 5030 (Re-Surfacing) be moved to Account 5090 (General Use) as the Association is not responsible for re-surfacing and we have not been collecting funds into this account for years. On a motion by Paul, seconded by John, Allen's report was unanimously accepted.

A motion was then made by Paul, seconded by John and unanimously approved to refurbish the petty cash account by \$342.39. A motion was also made by Paul, seconded by John and unanimously approved to move the Reserve re-surfacing account to Reserve general use account as proposed by Allen.

On behalf of the Landscape Committee Jocelyne LaRochelle made a short report. There are three Jatropha trees that need replacing and quotes are coming. It will be either a Holy or Silver Bottle-Brush trees. Board agreed to leave this decision with the Committee. There was also an issue with a tree/bush by the side of the garage at 6989. It has been resolved that this

plant was installed by the owner and therefore the owner is responsible for it's up-keep (Article 5.2 of our Declaration). Tom was instructed to write to the owner.

Owner issues: Two e-mails received from (7034) were read. On a motion by Ken, seconded by John and unanimously approved Tom was instructed to file them.

Other matters: Ken reported on several Master issues (parking petition, Comcast contract renewal, request to unify collections within Walden Oaks through one Attorney). The Board of Walden Shores is happy with our current Attorney and is not in favor of changing. Ken presented, on behalf of the Community, a note of appreciation to both Bruce McLaren and Herb Diabo for years of dedicated service to Walden Shores. He also thanked Bruce for bringing the problem of late night partying to the attention of the Property Manager who wrote a letter to the offending party. Any repeat problem of a similar nature should be reported to the police immediately. Up until now there has been no response from the Master about the wall or lake. Walden Shores needs to assess our options.

Next meeting: There was some discussion about the frequency of Board meetings. Probably every second month is sufficient but no decision was made. The next Board meeting shall be held on April 12, 2011 at 7 p.m.

Adjourn: Ken made a motion to adjourn. Paul seconded the motion and all other present Directors concurred.

The meeting was adjourned at 8:45 p.m.

Recording Secretary,

Tom Krieser