

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

**Date:** April 12, 2011

**Time:** 8:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

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

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

**Call to order:** Ken Paa called the meeting to order at 8:01 p.m.

**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 Documents (last Friday, April 8, 2011).

**On a motion by John, seconded by Allen** the minutes of the Board Meeting dated February 22, 2011 and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru March 31, 2011.** His report is attached for reference. Overall, our situation is good, although delinquencies continue to be a significant concern from three owners (as of today) totaling \$9,970. All three delinquencies are in the hands of our Attorney and we are pursuing an aggressive collection policy as agreed by the Board. Allen also proposed a formal Budget Control policy. This procedure has been established for years but not previously formalized. The Treasurer's report, including the written "Budget Control" policy are attached and are an integral part of these Minutes. On a motion by John, seconded by Paul, Allen's report and the Budget Control policy was unanimously approved.

**The President's report followed.** Ken asked Tom for an update on lanai re-screening. The best vendor is "All about Screens and More, Inc." at 80 cents a sq.ft. assuming a minimum of 12 participants. Depending on the size of the lanai the price ranges from a high of \$605 to a low of \$96. Tom will write to all owners explaining the details (and providing specifications on the gauge and grade of screen) and asking for confirmation of "go" or "no go". Similar info will be included in the e-mail distributed newsletter. Ken briefly spoke about the possibility of Walden Shores being impacted by the new FEMA flood-zone regulations. Mortgage holders may require from homeowners, an Engineers report to be exempt. All this is just for information and including something in the newsletter should be considered. The next item of concern expressed by Ken was renting without approval of the Association. There are two known instances where seasonal renters have occupied homes at Walden Shores but there is no record of any application having been received. These are repeat violations (or over-sights) at 7050 and 7086. On a motion by John, seconded by Paul and unanimously approved, Tom was instructed to write a strong violation letter (without being abusive) to these owners. Ken next informed the Board that the Master maybe taking more aggressive steps to reduce speeding and stop sign concerns to enhance overall traffic safety. On a motion by John, seconded by Arlys, the Board unanimously

agreed to Ken's suggested meeting dates of 1.) May 24, 2011; 2.) September 13, 2011; 3.) November 8, 2011 (Budget Adoption); 4.) January 10, 2012 and 5.) March (date not yet fixed) 2012 for our Annual Meeting. Finally Ken reported that we still have no news from the Master about the wall or lake issues but that he will report on those in greater detail at the May meeting.

**On behalf of the Landscape Committee, Jocelyne LaRochelle made a short report.** Some bougainvilleas and hibiscus bushes have been planted. New projects are under consideration. Jocelyne was reminded that routine projects (up to \$1,000 total for 2011) do not require Board approval but other projects (up to a total of \$4,000) do. Tom was asked to arrange to move \$1,000 from account 07605 (Routine) to account 07600 (Special Projects) in the next Financial Statement.

**Owner issues:** Several thank you notes and cards of appreciation were received. Tom was instructed to file them. One owner asked about dryer vent cleaning. This is not an Association issue but it might be a good idea to include a reminder in a newsletter about the possibility of owners getting together using one contractor and thus save money.

**Other matters:** Tom reported that there is a contract to sell 7034 to new owners. Also we are due for our next roof treatment (week of April 25, 2011)

**Next meeting:** The next Board meeting shall be held on May 24, 2011 at 7 p.m.

**Adjourn:** John made a motion to adjourn. Allen seconded the motion and all other present Directors concurred.

The meeting was adjourned at 9:05 p.m.

Recording Secretary,

Tom Krieser

## **Walden Shores Property Owners Association**

**April 12, 2011**

### **Financial Report**

March 31, 2011

Operating Account	\$56,252.39
Reserve Account	\$41,014.54
Petty Cash	\$261.81

Overdue/ Delinquent Quarterly Assessment	
1 Delinquent account for a total of	\$6,594.75
2 Overdue account	\$1,350.00

Notable Expense	
Office Supplies and Keys for Board Members	\$30.97
Sunshine committee	\$57.22
Landscaping	\$1335.00

#### Budget Control

- 1) Authorize our Property Manager to approve routine expenses that do not exceed our current budget. This includes, but not limited to, monthly lawn maintenance, monthly utilities expense, Master Association, and etc.
- 2) Authorize the Landscape Committee to make required expenditures up to the limit set in budget account 7605(Plant/Tree Install) without prior Board of Director approval.
- 3) All other non-routine must be approved by the Board of Directors.

Reminder Note: All contracts and/or request for service, labor, and material must be let by our Property Manager. This is to insure the contractors have required insurance and licenses. Also, Our Property Manager will be aware of what services and/or material were requested and have the invoice mailed to Ability Management.

As Walden Shores has no responsibility for resurfacing, I recommend transferring Account 5030 Resurfacing to account 5090 General Use

Prepared by:

Allen Butler

Treasurer

Walden Shores Property Owners Association