

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

**Date:** May 24, 2011

**Time:** 7:00 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 six other owners.

**Call to order:** Ken Paa called the meeting to order at 7:02 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 Saturday, May 21, 2011).

**On a motion by Paul, seconded by John** the minutes of the Board Meeting dated April 12, 2011 and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru April 30, 2011.** His report is attached for reference. Overall, our situation is good, although delinquencies continue to be a significant concern from six owners totaling \$11,995. Five of the six delinquencies are in the hands of our Attorney and we are pursuing an aggressive collection policy as agreed by the Board. The sixth delinquency has been cleared up (paid in full). Allen requested that the petty-cash account be brought up to the authorized limit of \$350. On a motion by Ken, seconded by John, Allen's report was unanimously approved.

**The President's report followed.** Ken provided information about the last Master Board meeting (The parking in the garage requirement in the Master documents has been rescinded, Comcast bulk-service contract renewed for 7-years). As for Walden Shores business, Ken said that owners have responded positively about rental/visitor violations and he expressed the Board's thanks. The new delinquency policy, including a "Claim of Lien" and Foreclosure by the Association needs to go forward to limit the Association's financial exposure. The Board will review and discuss at the September meeting "Residential Guidelines". Ken also encouraged the inclusion of a reminder in our Newsletter to owners about the need for them to ensure both drier-vents and A/C drains are kept clean. If several owners wish to join in a "project" to obtain better pricing, the owners among themselves need to have that organized, as in the past.

**Delinquency issues:** Tom indicated that the longest on-going delinquency is at 7005 Lone Oak Blvd. (\$7,270 as of April 30, 2011 and growing by \$675 each quarter). We are taking no action in this special case because the Association has not been named as a party in the Bank's foreclosure suit. In such circumstances the law provides that when the sale occurs we can collect all past due amounts. In a more normal foreclosure sale, we are limited to being able to recover only a maximum of 12 months of past due assessments or 1% of the original mortgage amount, whichever is the lesser. In all other cases the Attorney is handling the delinquencies according to limitations imposed by law. Tom was instructed to include reference to the "Claim

of Lien” and Foreclosure consequence in the letter to the owners being mailed with 3<sup>rd</sup> quarter assessment notices.

**On behalf of the Landscape Committee, Jocelyne LaRochelle made a short report.** She indicated that the Committee is requesting authorization for up to \$1,550, from the “Special Project” fund (currently \$3,000 available) to install black vinyl protection guards at mailbox bases and add lava rock. One of the Directors requested that there be more than one alternative presented by the Landscape Committee for the Board to consider. The Board agreed to this request for all future Special Projects. On a motion by John, seconded by Arlys and a vote of 3-2 the \$1,550 project around mailboxes was approved. A second project was to replace about 30 plants at a cost of \$450 also from the Special Project line item. On a motion by Allen, seconded by John, this motion was unanimously approved. Jocelyn was reminded that after these projects are completed there would be only \$1,000 left in the Special Projects budget and \$530 in the “routine” budget.

**Owner issues:** Jocelyne asked if the Master had any plans to deal with dead trees coming into the Community on the Commercial side of the property. Ken knew nothing about this but will ask.

**Other matters:** Ken gratefully acknowledged participation of all owners, Board and Committee members for their hard work and dedication and wished everyone a good summer.

**Next meeting:** The next Board meeting shall be held on September 13, 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 8:20 p.m.

Recording Secretary,

Tom Krieser