

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

Date: April 10, 2012

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, James Calamari, Joe Gardner, Ken Paa, and John Remmel.

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

Call to order: Ken Paa called the meeting to order at 7:01 p.m. and offered his warm welcome to all owners and the new Board members.

Certifying Quorum for Directors. A full quorum was established.

Proof of Notice: Notice of the meeting and Agenda were posted, in accordance with Florida Statutes, and our Documents.

On a motion by James, seconded by Allen the minutes of the Board Meeting dated March 6, 2012 and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru March 31, 2012. His report is attached for reference, as is the petty cash reconciliation. Overall, our situation is good with a surplus compared to Budget. Allen requested that the petty cash be replenished in the amount of \$343.30 and charged to accounts as described in his memo to the Board. On a motion by Ken, seconded by James, Allen's report and request were unanimously approved. Joe asked for a clearer explanation of the delinquency collection and foreclosure process and this was provided.

Landscape Committee. Jocelyne LaRochelle reported only very limited activity since the last meeting.

The President's report followed. Ken brought up a number of points. The most important was about the "wall" and who is responsible. With a new Master Board Ken is hoping that a sensible resolution might be possible and will work towards that end. He also mentioned that he attended a number of meetings concerning the "Wizard" property. On a motion by Joe, seconded by James and unanimously approved Ken was authorized to extend the support of Walden Shores assuming that concerns (including the possible issue of U-turn traffic into Walden Oaks) are satisfactorily addressed. Ken then went on to say that our documents require Walden Shores to have an ARC (Architectural Review Committee) but we never had one. He proposed the idea that eliminating duplication by asking the ARC of the Master to also serve the needs of our Association should be considered. On a motion by Allen, seconded by John, this motion was unanimously approved. Ken then stated that the Wall Liaison Committee was chaired by Bruce MacLaren and the Wall Committee was chaired by Herb Diablo. Jocelyne agreed to continue to serve on the Landscape Committee, assisted by Lois Jones. We need another member and this will be advertised and asked for in the next Newsletter.

Other business: Allen has been working on a web-site for both Walden Oaks and the sub-Associations. In order to download valuable information an owner needs a password which can be obtained by contacting Allen. Jocelyne requested that Agenda's and the Meeting Notice be distributed by e-mail. This was agreed and this will be done. Finally Roger reminded the Board that last year the gutter cleaning was forgotten. Ken reassured all owners that this oversight will be corrected this coming fall when the walk-ways and driveways get pressure washed.

Next meeting: The next Board meeting shall be held on May 8, 2012 at 7 p.m.

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

The meeting was adjourned at 8:15 p.m.

Recording Secretary,

Tom Krieser

April 11, 2012

Walden Shores Property Owners Association

April 10, 2012

Financial Report

As of March 31, 2012

Operating Account	\$59,484.44	
Reserve Account	\$57,603.88	
Painting	\$14,352.22	
Plant Replacement	\$2,400.00	
Interest	\$12,920.83	
Document Revision	\$2,176.25	
Roof Pressure Wash	\$7,500.00	
General Use	\$18,224.58	
Petty Cash on Hand	\$6.70	
Overdue/ Delinquent Quarterly Assessment		
Delinquent Accounts (4)	\$17,969.75	
Master Fee Withheld	\$8,296.20	
Recovered from Unit #8	\$147.33	
Petty Cash on hand		\$6.70
Notable Expenses since last report		
None		

Prepared by:

Allen Butler
Treasurer
Walden Shores Property Owners Association

Walden Shores Property Owners Association
Petty Cash

Date	Nub.	To	Description		Receipts	Receipts Pending Replenishment		Replenishment	Cash On Hand
			Opening Balance	\$350.00					
			Opening Shortage	(\$117.33)					
12/20/2007		Arllys Anderson	Xmas Flowers Vase Arrangement		\$42.38		Closed		
12/20/2007		Arllys Anderson	Poinsettia		\$23.31		Closed		
1/16/2008		Joe LaRochelle	Stamp		\$0.41		Closed		
2/18/2008		Arllys Anderson	Copies charges incurred for Walden Shores Homeowner's Association for the year 2007, through Feb 18 2008 315 @ \$0.20 per copy.		\$63.00		Closed		
2/22/2008			Balance at transfer to new Treasurer						\$103.57
3/10/2008	100	Bruce McLaren	Handouts for Board Meeting on 3/11/2008 28 @ \$0.09		\$2.67		Closed		
3/30/2008	101	Arllys Anderson	Handouts for 4/1/2008 Meeting 62 @ \$0.10		\$6.57		Closed		
4/1/2008		Petty Cash	Replenishment					\$129.10	
4/1/2008		Petty Cash	Replenishment for Opening Shortage					\$117.33	
5/2/2008	102	Allen Butler	Copies of Plat Drawings		\$7.06		Closed		
5/21/2008	103	Arllys Anderson	Keys for Walden Oaks Bulletin Board		\$1.91		Closed		
6/2/2008	104	Bruce McLaren	Flowers for Marilyn Christensen		\$65.75		Closed		
6/10/2008	105	Arllys Anderson	Sympathy Card for Bill & Beth Clark		\$2.57		Closed		
11/26/2008	106	Allen Butler	Flowers for Geoffrey Gratton		\$60.95		Closed		
4/29/2009	107	Carol McLaren	Dish Garden for Paul Sweeney		\$41.34		Closed		
5/10/2009	108	Arllys Anderson	Copies made for Association for year 2008		\$63.96		Closed		
5/30/2009	109	Carol McLaren	Gift Baskets for L Jones and C Hansen		\$75.00		Closed		
6/16/2009		Petty Cash	Replenishment					327.78	
2/9/2010	110	Arllys Anderson	Gift Baskets for CRemmel and R Tseki		\$29.66		Closed		
2/9/2010	111	Jocelyne LaRochelle	Paint Committee Samples		\$38.08		Closed		
2/17/2010	112	Allen Butler	12 (7)gal and 1 (10)gal Arboricola Plants		\$241.00		Closed		
2/22/2010		Petty Cash	Replenishment					308.74	
2/23/2010	113	Allen Butler	13 (7)gal Arboricola Plants		\$234.00		Closed		
3/12/2010	114	Edible Arrangements	Bereavement for Wayne Lowry		\$55.00		Closed		
3/17/2010	115	Bruce McLaren	Arboricola Plants from Davenport Nursery		\$60.00		Closed		
3/23/2010	116	Edible Arrangements	Becky Gardner Surgery		\$34.00		Closed		
3/25/2010	116	Bruce McLaren	Arboricola Plants from Pelican Nursery		\$5.57		Closed		
3/23/2010		Petty Cash	Replenishment					\$55.00	
3/23/2010		Petty Cash	Replenishment					\$234.00	
5/7/2010	117	Allen Butler	House numbers 12each		\$56.99		Closed		
5/13/2010	118	Arllys Anderson	Bereavement (J. LaRochelle)		\$58.25		Closed		
5/20/2010	119	Carol McLaren	Dish Garden M Zolla, M Paglia, C Hollohan		\$95.37		Closed		
6/2/2010	120	Allen Butler	Drill bit and material install House Numbers		\$16.84		Closed		
6/2/2010	120	Allen Butler	Plastic Anchors to install House Numbers		\$19.98		Closed		
6/4/2010	121	Allen Butler	Drill bits to install House Numbers		\$9.45		Closed		
6/9/2010	122	Allen Butler	Plastic Anchors to install House Numbers		\$7.99		Closed		
6/10/2010	122	Allen Butler	House Numbers for 7002 and 7010		\$44.32		Closed		
6/16/2010		Allen Butler	Replenishment					\$103.26	
6/16/2010		Allen Butler	Replenishment					\$253.19	
7/8/2010	123	Linda Butler	Flowers for Irene Bretzlaff		\$8.99		Closed		
9/16/2010	124	Linda Butler	Plant for Wendell Anderson		\$10.59		Closed		
1/6/2011	125	Carol McLaren	Fruit Basket for Herb Diabo		\$42.39		Closed		
1/13/2011	126	Sunshine Committee	Orchid for Roger Dias		\$14.83		Closed		
2/22/2011	127	Board Request	Appreciation for Bruce McLaren		\$106.64		Closed		
2/22/2011	127	Board Request	Appreciation for Herb Diabo		\$106.64		Closed		
3/4/2011		Allen Butler	Replenishment					\$342.39	
3/8/2011	128	Ken Paa	Office Supplies and Keys for Board Member		\$30.97		Closed		
3/13/2011	129	Sunshine Committee	Plant for Wendell Anderson		\$31.80		Closed		
3/13/2011	129	Sunshine Committee	Plant for Elaine Riche		\$16.95		Closed		
3/13/2011	129	Sunshine Committee	Plant for Don Myers		\$8.47		Closed		
4/14/2011	130	Ken Paa	Office Supplies (Ink Cartridge 2ea)		\$74.18		Closed		
4/25/2011	131	Sunshine Committee	Plant for Herb Diabo		\$21.18		Closed		
5/8/2011	132	Sunshine Committee	Margie Hall (Birth of Baby)		\$21.19		Closed		
5/31/2011		Allen Butler	Replenishment					\$204.74	
6/1/2011	133	Sunshine Committee	Orchard for Joe Gardner	Acct# 9320	\$13.99	\$13.99			
9/14/2011	134	Sunshine Committee	Plant for John Remmel	Acct# 9320	\$14.83	\$14.83			
2/9/2012	135	Sunshine Committee	Plant for Herb Diabo	Acct# 9320	\$15.14	\$15.14			
4/1/2012	136	Sunshine Committee	Vic Tseki	Acct# 9320	\$21.19	\$21.19			
4/1/2012	137	Board Request	Apperication for Paul Sweeney	Acct# 9320	\$109.94	\$109.94			
4/1/2012	137	Board Request	Apperication for Arlys Anderson	Acct# 9320	\$109.94	\$109.94			
4/1/2012	138	Allen Butler	Replacement House Number @ 6940	Acct# 7200	\$5.28	\$5.28			
4/3/2012	139	Ken Paa	Office Supplies (Ink Cartridge 2ea)	Acct# 8630	\$52.99	\$52.99			
Totals					\$2,301.50	\$343.30		\$2,075.53	\$6.70
Reconciliation		\$350.00							