

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

Date: May 9, 2012

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Ability Management Company as Recording Secretary, and four other owners (7 persons).

Call to order: Ken Paa called the meeting to order at 7:03 p.m. and offered his warm welcome to all owners and the Board. With regret, he has not heard from John Gardner.

Certifying Quorum for Directors. A 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 John the minutes of the Board Meeting dated April 10, 2012 and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru April 30, 2012. His report is attached for reference, as is the petty cash reconciliation. Overall, our situation is good with a surplus compared to Budget. On delinquency issues no change to report. Jim asked what steps are taken regarding 6961 where the rent payments to the Association at \$200 per month can't possibly represent reality. The Association is pursuing foreclosure action and it is hoped that will be concluded before the lease renewal which, unless things changed, would obviously not be renewed (January 2013). The report as presented was unanimously accepted, on a motion by Jim, seconded by John.

Landscape Committee. Jocelyne LaRochelle sent her regrets. There were a few issues raised; a.) Landscape guidelines to be revised to read "annual flowers....in existing planting beds" are OK; b.) a possible problem with a fox-tail palm in the back-yard opposite 7002 (maybe 7001 or 7005); Ken will take a look. c.) it was suggested that Juarez may be doing selective trimming and spraying. This maybe right but the property does not show this to be a problem. Nevertheless, Ken agreed to talk to Rey of Juarez about this. d.) we do not have a representative on the landscape committee from the wall side. VOLUNTEERS are needed and anyone interested to be on the landscape committee is encouraged to please come forward. The current members are Jocelyne and Arlys; with Arlys leaving the community, that leaves Jocelyne as the sole member.

The President's report followed. Ken brought up a number of points. The most important was about the "wall" and who is the owner (although we know on who's property the wall is). Tom and Allen both stated that they have read and reviewed all the minutes of the Association starting with the turn-over and for three years following (when Terri Ellison was President) and there is not a single word concerning the wall in any of these minutes). Ken and Allen met the

Pastor of the church and they presented quotes for painting and repairing and the Pastor promised to review and respond. We have been advised many times that Walden Shores as an Association should not spend any money on this issue. Ken went on to say that the meeting concerning the "Wizard" property went well, both he and Allen attended and the planning commission approved the project. On request of Carol McLaren, Chair of the "Sunshine Committee" the Board authorized expenditure up to \$30 for flowers and up to \$50 for donations. Carol also suggested that as a thanks for past great service the Association should consider either a "good-by" party in the clubhouse (the preferred option) or offer a gift card for dinner to Wendell and Arlys Anderson who are moving. They both have given many years of dedicated service to the Association. This was agreed and Ken will approach them. Ken also spoke about several on-going Master issues (parking lot seal-coating, pool heater problems etc.).

Other business: Ken circulated a "Budget 2013 process" document, which is similar to 2012 and this was agreed by all. A "Hurricane Preparedness" document distributed by the Master was also given out; Jim kindly volunteered as a coordinator for Walden Shores. Finally on a request from Lois Jones, the Board approved for Tom to send a strong letter of reprimand to the owner of 6961 (copy the tenant) about a number of violations, a.)garage door left open b.)cars blocking the side-walk c.) parking on grass.

Next meeting: The next Board meeting shall be held on September 11, 2012 at 7 p.m. if necessary. Otherwise for sure in October.

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

The meeting was adjourned at 8:39 p.m.

Recording Secretary,

Tom Krieser

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