

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

**Date:** November 13, 2012  
**Time:** 7:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

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

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

**Call to order:** Ken Paa called the meeting to order at 7:02 p.m. and offered his warm welcome to everyone and thanked the Board for their hard work.

**Certifying Quorum for Directors.** A full quorum was established.

**Proof of Notice:** Notice of the meeting was posted, and the Agenda, together with the proposed 2013 Budget mailed to all owners, in accordance with Florida Statutes, and our Documents.

**On a motion by James, seconded by Joe** the minutes of the Board Meeting dated May 9, 2012, and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru October 31, 2012.** His report is attached for reference. Overall, our situation is good, although delinquencies continue to be a significant concern from four owners totaling \$25,770. All of these delinquencies are in the hands of our Attorney, and we are pursuing an aggressive collection policy as agreed by the Board. One of the four delinquencies (6961) has been successfully concluded and a check for \$7,897 is being issued by the Clerk of Courts which will help to reduce the delinquency problem. On a motion by James, seconded by John, Allen's report was unanimously approved.

**2013 Budget.** The President opened the floor for questions from the owners and the Board about the Budget. There were none. On a motion by Ken, seconded by John the 2013 Budget (Draft 7, dated 11/08/12 with minor modifications to the budget as circulated to all Owners) was unanimously approved, setting quarterly assessments at \$650, the same as last year.

**Landscape Committee.** Jocelyn reminded everyone that mulching is scheduled for next week. Pressure Washing will be completed this week. There are no major projects planned but some trees need to be replaced and plants planted at empty spots at 7070.

**The President's report followed.** Ken has the Board's and attending owner's support to object to the pending approval of the car dealership next door citing numerous concerns a key one being a request for reducing the depth of the easement. The wall issue will be aggressively pushed for a resolution at the next Master meeting. Ken and Allen have done a lot of research to base our request for a fix on facts.

**2012 Annual Meeting.** The date for the 2013 Annual Meeting is March 5<sup>th</sup>; all other meetings, second Tuesday of the month when Board meetings are to be held.

**Other business.** Joe thanked the board and the sun-shine committee (Linda Butler and Carol McLaren) for the thoughtful card he received while recovering from surgery. Allen made a small presentation of a new web-site (Waldenoaks.net). Tom was requested to write letters to the owner of 7083 and 6961. At 7083 request for board interview/application to lease took place three weeks after the proposed and un-approved tenant moved in. This is un-acceptable and steps must be taken to ensure such “nonsense” is stopped. A letter also needs to be written to 6961 concerning numerous violations (cats, parking on grass, garage door open all the time).

**Next meeting:** The next Board meeting shall be held on December 11, 2012 at 7 p.m.

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

The meeting was adjourned at 8:16 p.m.

Recording Secretary,

Tom Krieser

November 17, 2012

# Walden Shores Property Owners Association

November 14, 2012

## Financial Report

As of October 31, 2012

Operating Account	\$78,419.85	
Reserve Account	\$69,823.18	
Petty Cash on Hand	\$350.00	
Overdue/ Delinquent Quarterly Assessment		
Delinquent Accounts (4)		\$25,769.75
Master Fee Withheld		\$11,716.00
Notable Expenses since last report		
Record Document Amendment		\$240.50
Foreclosure legal Fee		\$2455.75
Repair Mail Boxes		\$550.00
Clean-Up Group		\$3225.00
Insurance		\$2812.18

Prepared by:

Allen Butler  
Treasurer  
Walden Shores Property Owners Association