

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

Date: December 11, 2012
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Ability Management Company as Recording Secretary, and 10 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 quorum was established.

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

On a motion by Allen, seconded by John the minutes of the Board Meeting dated November 13, 2012, and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru November 30, 2012. His report is attached for reference. Overall, our situation is good and we now expect to end the year with a larger than expected surplus of about \$25,000 in good part because of recovery from the foreclosure sale of 6961. Delinquencies continue to be a significant concern from three owners totaling \$21,820 (reduced on account of recovering \$3,950 of past due assessments from 6961). Unit 41 (7075) was recently sold to the Bank and we should be recovering funds from this as well. 7005 is nearing completion of foreclosure action probably by year end. So, good progress is being made. On a motion by Joe, seconded by John, Allen's report was approved. There followed a short discussion what to do about the tenant at 6961 where the lease expires December 31. Our Documents clearly provide for the right of the Board to disapprove a proposed lease under a number of different conditions including a.) an owner intending to lease must give written notice to the Association at least 10 days prior to the first day of occupancy b.) the owner is delinquent c.) the prospective lessee has a history of conduct which evidences an attitude of disregard for the rights and property of others. As a courtesy, Tom was instructed to write to the tenant advising her that she must vacate the premises by December 31 citing a.) no new lease or lease extension received from the new owner (the Bank) within the stated time requirement b.) attitude of disregard (she received a copy of our letter to the then owner D'Alessio dated May 10, 2012) already stating subsequent leasing will be disapproved c.) in fact the bank, the new owner, is delinquent.

Sunshine Committee. Mrs. Butler had no issues to report.

Landscape Committee. Jocelyne was un-able to participate but Ken reported that Bruce McLaren will be joining the Committee. Ken reported that the Association will replace the Gardenia plant that has mysteriously disappeared; the owner, Mr. and Mrs. Roger Dias kindly agreed to do the planting. At 7070 the concrete crack will have to be repaired by the owner but some of the missing plants will be replaced by the Association.

The President's report followed. Ken said the Master has agreed to paint and repair the wall on the outside and on top. Contract awarded to "Starlight". Lake erosion research is on-going. Both Walden Oaks and Walden Shores are "dead-set" against the car dealership. Contact is being made with Commissioner Heller to see what steps we can take. An electrical outlet at the Walden Shores center island is being organized for possible future needs. The spring meeting will be held April 9, 2013 and it is OK to get Ability to substitute a Property Manager, as Tom is not available on that date. Linda Butler handed out A.R.C. forms that should be given to all new purchasers at Walden Shores. Walden Shores has "delegated" this task to Walden Oaks and they have accepted that role.

Next meeting: The next Board meeting shall be held on January 12, 2013 at 7 p.m.

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

The meeting was adjourned at 7:55 p.m.

Recording Secretary,

Tom Krieser

December 12, 2012