

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

Date: April 9, 2013

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Dennis Lively, Ability Management Company as Recording Secretary, and approx. 7 other owners.

Call to order: Ken Paa called the meeting to order at 7:00 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 James, seconded by Allen the minutes of the Board Meetings dated January 8, 2013, and March 12, 2013 and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru March 2013. His report gave a detailed accounting of income and expenses compared to budget. So far the financial situation is good. The Owner Equity is \$25,904. All of the major expense categories are under budget for the first quarter of 2013.

Delinquent Accounts Allen discussed the delinquency situation at length. #17 (Fan) is in Bankruptcy, and the attorneys have recommended that the association wait for the bank to foreclose. The bank has foreclosed on #19 (formerly Smith), but the association's attorney is of the opinion that the funds received from Asset Management were not enough, and this is being discussed between Samouce and Asset Management. #41 (formerly Ng) is now bank owned, but the association expects to be paid in full, and is waiting for the funds. Motion by Ken to accept the report; seconded by Joe, passed 4-0.

The President's report followed

- The Community Policing by the Sheriff's department has been cut back from 6 deputies to 2, drastically reducing their availability.
- There was a long discussion about the legality of the 3 stops signs by the tennis courts. Ken will be looking into this.
- There was a general discussion regarding limiting the number of units that can be rented at any one time. No motions were made, and this will be discussed at a future meeting.

Landscape Committee. Both Bruce McLaren and Jocelyne LaRochelle were present and reported:

- Some of the ixora's need to be replaced.
- Whenever a tree is to be replaced, a Board member needs to be present to confirm that the tree is the exact type of tree that is supposed to be planted.
- Have Tom K research violation letters that have been sent to 6933 and to enforce the violations that occur at this address.
- Have the palm stumps next to the lift station be flush cut.
- Motion by Ken to replace the Cassia and Crepe Myrtle; second by Jim; passed 4-0.

Questions from owners

- When will the roofs be cleaned again, and why are the contractor's people getting on our roofs?
- Question from Jocelyn – when will the base of the mailboxes be refurbished?
- Bruce mentioned that several owners have had significant roof repairs lately, with most of them in valleys in the garage.

Next meeting: The next Board meeting shall be held on May 14, 2013.

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

The meeting was adjourned at 8:20 p.m.

Recording Secretary,

Dennis Lively