

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

Date: November 12, 2013
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, James Calamari, Joe Gardner.

Also Present: Tom Krieser, as Property Manager and Recording Secretary, and approx. 5 other owners, including Bruce MacLaren for the Landscape Committee.

Call to order: James called the meeting to order at 7:00 p.m. and offered his warm welcome to everyone and stated that due to health issues Ken would not be coming till January, but is currently doing well.

Certifying Quorum for Directors. A quorum was established.

Proof of Notice: Notice of the meeting and Agenda was posted and mailed together with the proposed 2014 Budget, in accordance with Florida Statutes, and our Documents.

On a motion by Joe, seconded by Allen the minutes of the Board Meetings dated May 14, 2013 and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru October 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 \$36,283. All of the major expense categories are under budget for the first 10 months of 2013. Allen's report is attached for reference. Allen also made a detailed Power-Point presentation where our money is being spent.

Delinquent Accounts We have one remaining delinquency and we are well provided against any possible loss in connection with this.

The Chairman's report followed

- On behalf of the entire board Linda Butler was congratulated and thanked for her tireless work as Secretary for the Master's ARC.
- Power Washing and Drainage issues were then discussed. It was decided that the Contractor could use the hose bibs at 6969, 6976, 6981, 7082, 7026, and 7002. If these owner's find their water bill higher than normal we will compensate them. The Contractor was also warned to be very careful with hose bibs; in the past if there was a problem the Contractor fixed the problem or paid to have a plumber fix it. These arrangements worked in the past and it has proven to be cost effective, without any real problems. On drainage Allen explained that the biggest issue seems to be at 7057 where the water, during rainy season, can stand 2 inches above the cement slab where the A/C is sitting. James asked why this is an Association and not owner issue and that's a good question. Nevertheless because the Association takes care of landscaping a simple solution would be to add earth and grade the area so it can drain towards the street. The issue was tabled till

January when the full board can decide. This is not a problem except during the rainy season.

Landscape Committee. Bruce reported:

- Eureka Palms should probably be thinned out by the wall.
- The area in front of the wall is messy, and the wall is being damaged again due to grass cutting being too close to the wall. The county is responsible for maintaining this area. If it gets too tall we should call Code Enforcement.
- Choosing replacement trees are a challenge and Bruce and Jocelyne will do further consultations and may engage a Landscape Architect.

Questions from owners / other business. Bruce voiced his opinion that the roofs don't look clean in many areas. Tom will raise the issue of dissatisfaction with the Clean-Up Group. Joe asked what is our contractual agreement and Tom said we contracted for one treatment plus re-treatments every 6 months BUT without any obligation to continue. We are free to turn elsewhere if we so chose. There were no comments about the proposed 2014 Budget from owners.

On a motion by Joe, seconded by James and unanimously approved, the 2014 Budget was adopted setting assessments at \$625 per owner, per quarter (draft number 5 dated 10-26-13).

Next meeting: The next Board meeting shall be held on December 10, 2013 as scheduled.

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

The meeting was adjourned at 8:06 p.m.

Recording Secretary,

Tom Krieser, November 13, 2013