

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

Date: March 11, 2014

Time: 7:26 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, James Calamari, Joe Gardener, Bill Johnston and Ken Paa.

Also Present: Tom Krieser, Ability Management Company

Call to order. The meeting was called to order at 7:27 p.m. A full quorum of Directors was present.

Proof of Notice: Notice of the meeting was mailed in accordance with Florida Statutes, and this organizational meeting of the Directors followed the Annual Meeting of the Owners.

The major order of business was to elect new Officers. Nominations for various positions were made properly seconded, and the results of the unanimous decisions of the Directors for Officers were as follows:

Ken Paa, President

James Calamari, Vice President

Joe Gardener, Secretary

Allen Butler, Treasurer

Bill Johnston, Director

The minutes of the last meeting of the Directors (January 14, 2014) were approved as circulated on a motion by Allen, seconded by Ken.

Under old and new business a number of issues were discussed. Ken gave a report of activities relating to the Master Associations. Ken also stated that we would like to go ahead and limit renters to 10% or less of owners which means maximum of 8 renters. To make this happen will require owner approval. While this amendment will be considered other updating of our documents will be undertaken and the board members were encouraged to please review our documents and make suggestions where we should consider updates. There was a long discussion about some un-approved residents and Allen reminded everyone that our documents permit guests to stay only a maximum of 15 days in the absence of the owner. On a motion by James, seconded by Bill and unanimously approved Tom was instructed to write violation letters to owners of 7050 (a person has been there about 3 month, not related to the owner and we do not know who the person is), 7079 (two couples appear to be living in this unit with dogs and

have been there at least 2 months), 7086 (a single person with a dog and been there at least 3 months if not longer).

Next Meetings: The Directors agreed that the next meeting would be held April 8, 2014, at 7 p.m. at the Clubhouse.

Ken made a motion to adjourn. Joe seconded the motion and all other present Directors concurred.

The meeting was adjourned at 7:59 pm

Recording Secretary,

Tom Krieser, March 12, 2014