

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

**Date:** April 8, 2014

**Time:** 7:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

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

**Also Present:** Tom Krieser, Ability Management Company as Recording Secretary, and 4 other owners.

**Call to order:** Ken Paa called the meeting to order at 7:01 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 Meeting and Annual Meeting dated March 11, 2014, and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru March 2014.** His report for the first 3 months are attached. Tom informed the board that we just received bank foreclosure documents in connection with Lot 6 (6953 Lone Oak) and that a Management Case Conference has been scheduled for April 10 for Lot 17 (6997 Lone Oak) which means that there is good possibility that by June or July this case will have been resolved with the bank becoming owners. Allen reminded everyone that we are well provided to deal with possible write-offs. On a motion by James, seconded by Joe, Allen's report was unanimously accepted.

**Landscape Committee. Jocelyne reported on behalf of the Committee.** There were a number of issues discussed. The board, on a motion by Ken, seconded by Joe and unanimously approved up to \$3,000 (from landscape "Special Projects" account) Cassia tree replacement (about \$600 each including flowers) with trees having much stronger root systems like holly or maple as researched by the Committee and sanctioned by Doug Caldwell of Collier County. The Board also unanimously approved, on a motion by Allen, seconded James, the removal of two large oak trees at 7085 at \$1,135 plus new sod. On a motion by Ken, seconded by Joe, Tom was instructed to write a letter informing owner at 6933 (with copy to 6937) that if he pays for the removal of the eureka palms (that he planted) the Association will plant arborescences plus sod at a cost of about \$2,600. This will just continue the project already done three years ago at all other homes along the wall.

**The President's report followed.** A lengthy discussion again ensued about drainage problem at 7057. It was agreed that Juarez should once again be consulted to see if a simple solution could be found. Ken to spear-head and Joe agreed to assist. Ken then reported on a number of

Master issues including updates on Lake Erosion, the new project at the corner of Orange Blossom and Airport Pulling (33 single family homes to be built with their own entrance) and informed all that the Master owner's directory is in the final stages of completion thanks to the work of Allen.

**Owner issues:** Lois Jones asked if a short summary of our deed restrictions could be produced. James reminded everyone that we are trying to re-write our documents and that it would be better to wait with this until that project is completed.

**Next meeting:** The next Board meeting shall be held on May 13, 2014.

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

The meeting was adjourned at 8:54 p.m.

Recording Secretary,

Tom Krieser

April 9, 2014