

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

Date: October 9, 2014

Time: 2:00 p.m.

Location: Offices of Ability Management, Naples, Florida

Directors present: Allen Butler, James Calamari, Joe Gardner, and Ken Paa (by speaker phone).

Also Present: Tom Krieser, Ability Management Company as Recording Secretary.

Call to order: Ken Paa called the meeting to order at 2:05 p.m.

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 dated May 13, 2014, and previously circulated were unanimously approved.

Allen then went through the Budget (Draft Number 3 dated 10-8-14). A thorough discussion ensued and a number of adjustments were made. One of the big changes compared to 2014 is the fact that we are changing vendors to keep our roofs clean and also the fact that we will have the downspouts and eaves cleaned this fall but not in 2015. The agreed changes are reflected in Draft 4 (dated 10-9-14) which maintains assessments at \$625, the same as last year. On a motion by James seconded by Allen this draft is to be mailed to all owners on record together with Notice of the meeting in November where the Budget is to be Adopted. Ability was granted an increase in management fees by 2.2% to \$920 per month.

A number of other issues were discussed and approved. On a motion by Joe, seconded by Ken the roof cleaning contract is to be awarded to "Advanced Roofing" at \$15,000 and to be done during November 2014 paid for out of Reserves (Roof Cleaning). The roof cleanliness is guaranteed for two years and the cleaning will be done from ladders (no walking on roofs). On a motion by Ken seconded by Allen the pressure washing of walkways, driveways and street gutters at \$2,200 will be awarded to "Supreme Services" and also the roof gutters, downspouts to the same company at \$3,000 all to be completed before Thanksgiving. The request for compensation of a broken pipe due apparently to root intrusion from an oak tree was denied for several reasons. The homeowner is responsible fully for all maintenance on his property except for routine landscaping, roof cleaning and pressure washing of driveways, walkways and keeping roof gutters and downspouts clean plus painting of buildings. Additionally Walden Shores do not have nor have ever planted Oak trees anywhere.

Next meeting: The next Board meeting was to be held on November 11, 2014 (Tuesday). Tom asked for a change to any other day that week and James, Joe and Allen agreed to November 13 (Thursday) at the normal time of 7 pm.

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

The meeting was adjourned at 3:35 p.m.

Recording Secretary,

Tom Krieser

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