

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

**Date:** November 13, 2014  
**Time:** 7:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

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

**Also Present:** Tom Krieser, as Property Manager and Recording Secretary, and approx. 8 other owners, including Bruce McLaren, Jocelyne LaRochelle and Lois Jones for the Landscape Committee.

**Call to order:** Ken called the meeting to order at 7:00 p.m. and offered his warm welcome to everyone and stated that James and Bill sent their regrets.

**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 2015 Budget, in accordance with Florida Statutes, and our Documents.

**On a motion by Joe, seconded by Allen** the minutes of the Board Meetings dated October 9, 2014 and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru October 2014.** His report gave a detailed accounting of income and expenses compared to budget. Especially because of a very favorable conclusion to the delinquency at 6997 Lone Oak the financial situation is very good with a healthy projected year-end surplus of about \$16,000 (compared to previous projection before this delinquency settlement of about \$5,000. Allen's report is attached for reference. On a motion by Joe, seconded by Ken the report was accepted.

**Delinquent Accounts** We have none as of today and the Master was paid their share of assessments collected from 6997. We have one unit in foreclosure (6953) but they are current in their assessments.

**Landscape Committee.** Bruce and Jocelyne reported:

- Eureka Palms should be removed between the wall and the arbacolas; Allen will include a note in the "bulletin" advising owners that this will be done.
- The Committee is working on a new project to be done in 2015.
- A long discussion ensued about the Eureka Palms behind 6933 Lone Oak. It was agreed that we should get an updated quote from Juarez to 1. Take out all the Eureka Palms 2. Remove and kill roots 3. Plant arbacolas. We should get two options a.) One time project b.) execute over a 6 months period. On a motion by Ken seconded by Joe this was the agreed course of action.

**2015 Budget.** Allen indicated that in light of the much higher surplus that came to light after the proposed Budget was distributed to owners a number of minor adjustments were made but assessments remain the same at \$625 per owner. The changes are reflected in Draft #7 dated November 13 2014 (attached for reference). The contributions to "General Reserves" were increased and the irrigation budget was increased from \$2,500 to \$3,000. Bruce asked why the contributions to painting reserves were reduced. The reason is that the previous contributions were based on repainting in 2016 which should not be necessary, so the calculated contributions for 2015 are spread over a longer period of time but no change was made to the anticipated total expense of \$75,000. There being no further questions, on a motion by Joe, seconded by Ken and unanimously approved, the 2015 Budget was adopted setting assessments at \$625 per owner, per quarter (draft number 7 dated 11-13-14). Ken asked Tom if in the statements mailed to owners we could indicate the portion that is paid to the Master (\$291) and the portion that covers expenses for Walden Shores (\$334), together \$625.

**The Chairman's report followed.**

- Power Washing has commenced. All street gutters, sidewalk and walkways up to the front doors (including the painted stoops), all roof gutters and downspouts (not vents) and rinsing down the walls will be done.
- Some of the Master issues are lake erosion, a fix is ongoing; Vendor's list (with a disclaimer) will be prepared, Directory updates to Allen and Ken particularly thanked Allen for his excellent work. Finally an appeal for help for the Socials. If no volunteers this activity will cease and can be re-started as a Walden Shores only event.
- A discussion ensued about the on-going problems of owners who rent, not renewing leases in a timely manner. On a motion by Allen, seconded by Ken and approved it was agreed that if the lease renewal request is not received on time the \$100 fee will be charged like for a new lease. Ken also indicated that the Document revision project is on-going. A letter is to be written to all owners. Ken raised the issue of non-compliance (for example parking on the grass) of the tenant at 6936 Lone Oak. Tom will draft a letter to the owner for consideration by the Board at the next meeting. Consideration will also be given to a Board resolution concerning towing improperly parked vehicles (Tom to prepare).

**Next meeting:** The next Board meeting shall be held on December 9, 2014 as scheduled.

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

The meeting was adjourned at 8:14 p.m.

Recording Secretary,

Tom Krieser, November 14, 2014 (Rev 01)