

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

Date: December 9, 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, as Property Manager and Recording Secretary, and approx. 6 other owners, including Bruce McLaren for the Landscape Committee.

Call to order: Ken called the meeting to order at 7:01 p.m. and offered his warm welcome to everyone.

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 Ken, seconded by Allen the minutes of the Board Meetings dated November 13, 2014 and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru November 2014. His report gave a detailed accounting of income and expenses compared to budget, and an explanation why we project a healthy surplus of about \$21,000. Allen's report (Revision 01 that corrects two errors of a date and 2014 assessment amounts) is attached for reference. On a motion by Joe, seconded by James the report was accepted. We have no **Delinquent Accounts**. We have one unit in foreclosure (6953) but they are current in their assessments.

Landscape Committee. Bruce 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 continuing to work on a new project to be done in 2015.
- At the last meeting 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. No quotes have been received. This needs to be followed up with Juarez and Ken will do so.
- Ken asked why Juarez cannot get mulching done before Thanksgiving. Bruce will discuss this with Juarez.

The Chairman's report followed.

- Ken met the new owners of 7002 and their daughter and son-in law who will live there without a lease or monetary consideration. All is good and they have written a letter asking the Board for an exception of the rule in 7.2 (A) as outlined in 7.3 of our

Declaration. As this does not set a precedent for later exceptions on a motion by James, seconded by Allen and unanimously approved their permanent residency was agreed in the absence of the owners.

- Power Washing was completed. James asked that in the future chlorine not be used on sidewalks and driveways.
- Some of the Master issues are lake erosion, Vendor's list and palm and oak tree trimming. No additional information was available about our Document revision project. Our Documents were completely re-written in 2008 so they are relatively new. Amendments will be considered for the Annual Meeting (6-months assessment recovery should be changed to "12-month or the maximum allowed by law whichever is the greater" and possible addition to the leasing/purchasing application fee of \$100 being changed to "\$100 or the maximum amount permitted by law, whichever is greater plus a processing fee of \$50 for each additional person other than a husband and wife).
- Roger Dias was concerned about standing water behind his next door neighbor's property and asked if a drain pipe to the lake from the gutters would not solve the problem. The Board pointed out that the problem of poor drainage is far worse on the wall side and also the entire drainage system within Walden Shores is Master issue (see the Master Declaration Articles 4.3, 4.4, 4.5 and 5.2 among others) and not Walden Shores. Ken will look into this.
- One of the owners asked why the Clubhouse is not accessible to borrow and or read books. Ken will see if this request can be accommodated.
- As it was agreed at the last meeting a letter has been sent to all owners advising them if the lease renewal request is not received on time the \$100 fee will be charged like for a new lease. A letter was also written to the owners of 6936 and it was approved by Ken and subsequently sent.
- A draft Board resolution concerning towing improperly parked vehicles was prepared and circulated to the Directors. James made a motion to adopt the resolution and it was seconded by Allen but it did not pass.
- On a motion by Allen, seconded by Joe, Ability was authorized to pay for roof cleaning, on satisfactory conclusion, from Reserves (Line Item 5080 in Reserves). The motion passed unanimously.

Next meeting: The next Board meeting shall be held on January 13, 2015 as scheduled.

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

The meeting was adjourned at 8:22 p.m.

Recording Secretary,

Tom Krieser, December 9, 2014 (Rev 01)