

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

Date: January 13, 2015

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Ability Management as Recording Secretary, and 9 other owners., including Bruce McLaren and Jocelyne LaRochelle of the Landscape Committee.

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 full 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 Joe the minutes of the Board Meeting dated December 9, 2014, and previously circulated were unanimously approved.

Allen then presented the Treasurer's report. The month end (December 31 2014) financial report was not yet available however Allen stated that we are well under budget and our income is higher than budgeted because of costs recovered through the successful foreclosure process at 6997 Lone Oak Blvd. We anticipate a nice surplus of between \$20,000 and \$25,000 for the year of which \$11,314 will be used as "prior year surplus" in 2015 allowing us to maintain assessments to owners at \$625 per quarter.

Landscape Committee. After some discussion, on a motion by Bill, seconded by James a small project was unanimously approved between 7070 and 7074 to fill and re-sod a low spot area. If this does not resolve the issue then the board can re-visit the addition of drain box in the fall. Discussion also took place about the Areca palms behind 6933 and 6937. On a motion by Ken, seconded by Allen the motion passed with James and Bill casting a "no" vote to spend up to \$6,825 with Juarez to remove (including root removal) the palms and replace with 7 gallon Arboricola plants plus about 650 sq.ft of sod in the rear of the lanais. It was agreed that this project should continue until the back of the rear area along the wall is uniform with properly trimmed and maintained Arboricola. The board also agreed that quotes are obtained (Ken agreed to do) for trimming the oak trees.

The President's report followed. Ken presented the dates for this year's meetings including the Annual Meeting on March 10, 2015. The Document revision project will take some time but in the meantime two modifications to our Documents should be put up for a vote to our members at the 2015 Annual Meeting. On a motion by James and seconded by Bill and unanimously approved the changes recommended to the members by the board are a.)

Declaration Article 3.10 (1.) be changed from 6 month to 12 month or the maximum permitted by law whichever is the greater; 2.) Declaration Article 9.6 add language that will clarify that the Association will charge \$100 per applicant (husband/wife/dependent child is considered by law as one applicant) plus \$50 for each additional applicant. Regarding roof cleaning the invoice has not been paid and we are meeting the contractor (Advanced Roofing) on January 19 to come to agreement how to go forward. Allen has an excellent picture depicting the un-even application of the chemical on his roof. On a motion by Joe, seconded by James and unanimously approved the expenditure for a small plaque in recognition of the past diligent volunteer work done by Elaine LaRiche (7065). The problem by some owners parking on the grass was discussed. Tom was instructed to write a general letter to all owners thanking those whom are good and warning the select few that parking on the grass will get their cars towed and damaging Common Property will have cost consequences.

Next meeting: The next Board meeting shall be held on February 10, 2015.

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

The meeting was adjourned at 8:37 p.m.

Recording Secretary,

Tom Krieser

January 15, 2015