

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

Date: February 10, 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 Joe, seconded by James the minutes of the Board Meeting dated January 13, 2015, and previously circulated were unanimously approved.

Allen then presented the Treasurer's report. The month end (January 31 2015) financial report was not yet available however Allen stated that we are under budget for the month and expect a surplus of about \$2,500. A good beginning for the year. Allen requested a petty cash replenishment of \$277.55 according to the attached reconciliation. On a motion by Ken seconded by James this was unanimously approved.

Landscape Committee. After some discussion, on a motion by Bill, seconded by James several projects were unanimously approved as follows:

- Grind stumps accessible by machine (20) at \$500.
- Plant 25- 7 gallon Capellas' at \$1,625.
- Trim 4 Washingtonian palms, palms at 7097 and trim holly off the roof at 7097 at \$255.
- Remove downed foxtail and replace with new 25 gallon one at 6960 at \$455. Grand total of all projects approved \$2,835

The trimming of the 46 oak trees will be done in the fall contingent on the board's approval after receiving additional bids. The current bid of \$6,900 seems far too excessive. Joe also recommended that the bidders do one sample trim before awarding the work. James (6989) asked that the dead palm tree in his backyard not be touched until the fall. He assured everyone there is no liability danger. Finally Ken spoke about the need to do additional planting at the church side for aesthetic reasons and also Brazilian Pepper (an invasive species) must be removed. Ken also mentioned that in the future the Board needs to do a better job of

establishing start and ending times for projects so that they don't drag out for years and communicating this to all owners. One other project that was discussed is stump removal and the possible usage of "TORDON". It was agreed that TORDON is not appropriate for residential use. James volunteered to do further research and he reported subsequently as follows:

"It is not necessary to do any chemical treatment of the soil or stumps where the areca palms are removed assuming that the stump grinding job is done correctly and effectively even if done by hand. The Capella's being planted in their place is not affected by the Ganoderma disease."

The President's report followed. Ken reminded owners of the upcoming 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 a letter has been sent to all owners whose roof is to be re-treated dated January 30, 2015. There has been no negative response so far and we still do not have a schedule from Advanced Roofing. Ken organized a small plaque in recognition of the past diligent volunteer work done by Elaine LaRiche (7065), and presented it to her. She was very touched and most appreciative. A new "Walden Shore" sign has also been prepared and it looks great. Ken then spoke about a number of different topics concerning the Master including that the Master will look after maintenance of the entire periphery of the Community, looking into resolving the lake erosion issue on all lakes, expanding the holiday decoration task by Brimmers, and a new reservation system in place for the use of the Club-house. Permission has also been given to the Baptist Church for their usage of our tennis courts 3 times a week for 1-1/2 hours each.

Next meeting: The next Board meeting shall be held on March 10, 2015, directly following the Annual Meeting for the purpose of electing officers.

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

The meeting was adjourned at 8:27 p.m.

Recording Secretary,

Tom Krieser

February 11, 2015