

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

**Date:** April 14, 2015

**Time:** 7:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, James Calamari, and Ken Paa (Bill has left for the summer and Joe sent his regrets).

**Also Present:** Tom Krieser, Ability Management Company as Recording Secretary, and 6 other owners.

**Call to order:** Ken Paa called the meeting to order at 7:00 p.m. and offered his warm welcome to everyone and thanked the Board for their hard work.

**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 Ken** the minutes of the Board Meeting and Annual Meeting dated March 10, 2015, and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru March 2015.** His report for the first 3 months is attached. We are off to a good start with a surplus of \$3,625. On a motion by James, seconded by Ken, Allen's report was unanimously accepted. On further discussion concerning the "Budget Control" procedures (adopted April 12, 2011), Allen pointed out the importance of following the agreed procedures.

The following resolution was added to the Budget Control procedure, on a motion by James, seconded by Ken and approved:

"Be it resolved that the President, or his designated appointee, normally either the Treasurer or the Vice President, be and is hereby authorized to approve expenditures up to \$1,000 as long as such expenditure does not exceed the budgeted amounts for each of the maintenance and administrative accounts".

**Landscape Committee. Jocelyne asked Ken to report on behalf of the Committee, as he has the latest info.** Ken explained that the project of replacing the eureka palms with arborescences behind Mr. and Mrs. Wassef's property is completed. Quite co-incidentally there was a main irrigation line break and it turned out to be under the slab of the lanai of 6933 (Wassef). To make matters worse the valve controlling the shut off is also under the slab. It is quite evident that the lanai was not part of the original construction and neither Ken, nor Allen nor Tom could find any request for ARC approval from any of the records searched (Master, our Minutes, and the Owner's file). It is the opinion of our Attorney that if the lanai was constructed without the

authorization of the Association (ARC) the repair cost should be clearly borne by the owner. What Juarez had to do is to run a new underground line around the lanai and install a new valve. We do not yet have the bill as the work was just done last week. Tom was requested to write to Mr. and Mrs. Wassef explaining events and asking if in fact they have received ARC approval to install the lanai.

There were no reports from the Sunshine Committee. Mrs. Butler indicated that this weekend is the last Social for the year as there are no volunteers willing to do the work.

**The President's report followed.** Ken encouraged all to attend Master meetings. The wall was sprayed with bleach and came out great. It was pointed out although we have asked the Master to act as our ARC, we still should have Architectural Planning Criteria which is a unique document reflecting the needs and tastes of individual Associations within Walden Oaks. We do not have such a document. The Document Revision Committee (Bruce, Linda, Jocelyne, Ken and Tom) is to meet tomorrow. Ken asked to be excused but gave some of his thoughts to Linda to bring to the meeting. Allen requested a review of lease expiry dates (3/31/2015 at 7083 and 4/15/2015 at 7075). Tom to do and advise. A short discussion ensued about the possibility of replacing grass with pavers at the location of the A/C units. The expense would be in the order of \$30,000 which cannot be justified and would in any case require membership (and not Board) approval. Bruce identified a product called "SIKAFLEX SL" for concrete crack repairs available from Home Depot or Lowes. Ken also has reviewed information provided to him about the role of the President and specifically noted that normal communication with the Property Manager should be between the President and the Property Manager. He also said that it would have helped to make past meetings go smoother had he read this when he become President and promised to improve communications further.

**Next meeting:** The next Board meeting shall be held on May 12, 2015.

**Adjourn:** James made a motion to adjourn. Allen seconded the motion, and motion was approved.

The meeting was adjourned at 8:12 p.m.

Recording Secretary,

Tom Krieser, CAM

April 15, 2015