

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

Date: May 12, 2015

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

Also Present: Tom Krieser, Ability Management Company as Recording Secretary, and 3 other owners (Linda Butler, Lois Jones and Jocelyne LaRochelle).

Call to order: Ken Paa called the meeting to order at 7:00 p.m. and offered his warm welcome to everyone and thought the small turn-out was the reflection the Season is coming to an end as this will be our last meeting till the fall.

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 Joe the minutes of the Board Meeting dated April 14, 2015, and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru April 2015. His report for the first 4 months is attached. We are in the "red" for the year but only because of the \$8,523 landscape project of which only \$5,000 was budgeted for the entire year. Allen explained that we are in very solid financial footing with \$24,000 in Equity, \$7,300 in Plant replacement Reserves, \$13,600 in un-allocated interest in Reserves and \$19,000 in General Use Reserves, giving us multiple options to deal with any year-end deficit, if any. We had two delinquencies at the end of April but they have both been successfully resolved as of today. On a motion by James, seconded by Ken, Allen's report was unanimously accepted.

Landscape Committee. Jocelyne did not have any new projects to report on. Ken inquired if the project to complete the wall with replacement arboricola's has been ordered from Juarez. Tom said he did sign a go-ahead May 1 2015 for 8 -7 gallon plants for \$520 and was not aware of any other quotes that were previously approved by the Board. Checking the April, March and February meeting minutes there was nothing about any additional work approved or authorized. Ken then talked about drainage problems in the back of the villas and after due discussion it was agreed that any action should be coordinated through the Master and Ken will bring this matter up to their attention. Tom did not hear back from Mrs. Wassef about the irrigation repair that had to be made (\$750), so Tom was instructed to write to her a follow up letter.

On a motion by Joe, seconded by James and unanimously approved an exception for Spencer Worthington to be a resident (the son) in the absence of the owner Mr. and Mrs. John and Chris Worthington (See Article 7.3 of our Declaration).

The next item on the Agenda was the Document Revision Project. One meeting was held and minutes produced and distributed earlier. Linda pointed out that we also had a discussion about making registration of your pet mandatory which was not mentioned in the minutes. Tom apologized, this should have been part of the minutes. The next meeting will be held next week pending Jocelyne e-mailing days that would be good for her.

A discussion then followed on establishing ARC criteria for pavers. Mr. Al Giuliani (6928 Lone Oak) has submitted a request to the ARC to install pavers. The request by the Board was received yesterday (May 11). In order to formulate proper criteria for the entire Community the Board wanted more time rather than to make an arbitrary on the spot decision. It was agreed that Tom will contact the owner and explain we need a couple weeks and to thank him for his submission which on quick review appears to be well done and may well form the basis of a good set of criteria's for Walden Shores. We also need criteria for roofs and the Board agreed that Tom can contact a roofer to give us assistance in preparing such criteria even if getting that done costs a couple hundred dollars or so.

The President's report followed. Ken provided a brief overview of some activities like tree trimming by the Master, discussions with the Church etc. He also mentioned we have received a very nice thank you note from Elaine LaRiche for the plaque that was prepared for her.

Next meeting: The next Board meeting shall be held on October 13, 2015.

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

The meeting was adjourned at 8:35 p.m.

Recording Secretary,

Tom Krieser, CAM

May 13, 2015