

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

Date: October 13, 2015

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, James Calamari, Joe Gardner and Ken Paa (Bill is still up North and sent his regrets).

Also Present: Tom Krieser, Ability Management Company as Recording Secretary, and 10 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 Joe the minutes of the Board Meeting dated May 12, 2015, and previously circulated were unanimously approved.

Allen then presented the Treasurer's report thru September 2015. His report for the first 9 months is attached. Although the financial report shows us to be over budget we have a budget surplus of \$3,252 and expect to end the year on Budget. Allen also provided a breakdown of expenses out of our petty cash account (also attached) and requested an approval to replenish the account by \$274.38 to bring petty-cash back to \$350. On a motion by James, seconded by Ken, Allen's report was unanimously accepted and the replenishment of the petty cash account approved. One area of concern is delinquencies and foreclosures. 7013 Lone Oak is delinquent and the account has been turned over for collection to our Attorney. A Lien has been also filed and the next step is for us to foreclose unless the owner fully pays up. We also have two bank foreclosures but the owners are current.

Tom made a very preliminary presentation about the 2016 Budget. The President and the Treasurer will meet with Tom October 22 to finalize what is to be sent to the Board and then subsequently to all owners. Based on current projections assessments are likely to remain the same as they have been in 2015. Tom distributed to the Board his Draft #3 dated October 13, 2015.

Landscape Committee. Jocelyne gave a short report and said going forward a number of projects are planned including sod replacement and she indicated that mulching would not be done till December. That's very disappointing as we always should have this done by Thanksgiving. Ken and Jocelyne will talk to Juarez and also bring up two other issues. Could the crew use fish-line whackers and not steel blade, which can throw rocks and break windows and

screens. Also could mowing in confined areas be done with hand-held mowers rather than the large motorized mowers that leave depressions and increase drainage problems. Tom was instructed to draft a letter to owners that do not have gutters and encourage them to have gutters installed following which the Association will re-sod. Ken will identify the lots for the letter to be sent. Finally Ken requested the Landscape Committee to prepare a short note about the projects on the "wish-list" and estimate cost impact for budgetary purposes.

A short discussion ensued about roof cleaning. The Board agreed that Advanced Roofing should return and spray again (no walking on roofs and no pressure washing). On 10/15/15 one villa (6981 and 6985) will be done by "Crystal Clear Pressure Free Services LLC" as a trial. No walking on roofs, they spray from ladders.

The President's report followed. Ken discussed ongoing progress of Master issues (lake erosion, better street lights, police patrolling etc.)

ARC Guidelines were next discussed. Revision 2, dated May 20, 2015 was modified (from "drum rolled tumbled" to "traditional tapered edge" and any other paver finish must be submitted for Board approval. Also controlling the borders was changed to ensure that if an owner chooses to do this the width of the driveway may not be extended) and after the modifications, on a motion by Ken, seconded by James approved as Rev 03. Mr. Giuliani's (lot 86, 6928 Lone Oak) request was then approved for submission to the Master ARC. The roof ARC guidelines are not yet ready for discussion.

Next meeting: The next Board meeting shall be held on November 10, 2015, and this will be a Budget Adoption meeting as well.

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

The meeting was adjourned at 8:47 p.m.

Recording Secretary,

Tom Krieser, CAM

October 15, 2015