

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

**Date:** November 10, 2015  
**Time:** 7:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, Joe Gardner and Ken Paa .

**Also Present:** Tom Krieser, Ability Management Company as Recording Secretary, and 4 other owners.

**Call to order:** Ken Paa called the meeting to order at 7:00 p.m.

**Certifying Quorum for Directors.** A quorum was established.

**Proof of Notice:** Notice of the meeting and Agenda was posted, and mailed to all owners together with the draft 5 of the 2016 proposed Budget in accordance with Florida Statutes, and our Documents.

**On a motion by Joe, seconded by Allen** the minutes of the Board Meeting dated October 13, 2015, and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru October 2015.** His report for the first 10 months is attached. We expect a small surplus by year –end. Two projects were completed since the October meeting; walkways and driveways have been power-washed and one of the roofs were cleaned as a “experiment” using another contractor and a different process but not walking on the roof. This looks very good. A meeting is scheduled with our original contractor to see what they will do to make us “happy” for tomorrow (November 11).

**Ken asked if there were any questions or comments concerning the proposed 2016 Budget.** John Remmel asked why we would not take money out of Reserves and reduce assessments by \$25 down to \$600. Allen explained that we have \$106,900 in Reserves which is allocated to a.)Roof Cleaning, b.)Painting, c.) Plant replacements, d.)future possible document revisions and we have \$33,600 (General use and accumulated interest) available for possible disaster clean-up (for example a Hurricane) as well as any other place (such as painting) if when the time comes for repainting we are under-funded, finally mailbox repair and replacement is also our responsibility for which funds might be needed. The Board is comfortable with being conservative rather than reducing assessments and then having to possibly raise them or even have a Special Assessment. Tom added that because of the Board's conservative fiscal policies we are able in 2016 use \$15,034 (or \$44 per quarter per owner) from past surpluses to balance the 2016 Budget. There were no further questions.

**On a motion by Joe, seconded by Ken and unanimously approved the Budget as presented setting assessments at \$625 per quarter for 2016 was adopted.**

**An owner submitted a ARC request to install the latest Hurricane resistant garage door which externally will be identical to what we have now. On a motion by Ken, seconded by Allen this was unanimously approved for sending on to the Master ARC.**

**Landscape Committee.** Ken gave a short report and stated that after meeting with Juarez they will use hand –mowers in restricted areas like between the A/C units and also will use fish-line whackers. Juarez stated that any complaints about broken windows or torn lanai screens would be repaired by them if they knew about it and was obvious that it was caused by the landscape crew. Mulching was not resolved but this is clearly the responsibility of Juarez to arrange so that our mulch is always laid before Thanksgiving. Tom presented a draft a letter to owners that do not have gutters. The draft letter (attached) was approved for sending to owners that Ken has identified (11 lots).

**ARC Guidelines for roof replacement were next discussed.** Tom distributed (and left with Ken) an extensive document used in Islandwalk. Ken will get back to Tom with his thoughts how to proceed to the next step, as the Islandwalk document is extremely extensive.

There were additional issues raised. Large dogs have been observed. Without knowing who the dogs belong to its not possible for the Board to take action. The second issue was about parking on the streets. This is a Master issue and can be handled if the Board adopts a parking resolution and then enforce the documents of Walden Oaks by towing the violators. Tom promised to provide Beth (CAM for Walden Oaks) a copy of a resolution adopted by another HOA recently.

**Next meeting:** The next Board meeting shall be held on December 8, 2015 (if needed).

**Adjourn:** Joe made a motion to adjourn. Allen seconded the motion, and motion was approved. The meeting was adjourned at 7:51 p.m.

Recording Secretary,

Tom Krieser, CAM

November 11, 2015