

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

**Date:** December 8, 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, as Property Manager and Recording Secretary, and owners, Roger and Maria Dias, Mrs. Gardner, John Rimmel, Jocelyne LaRochelle and Bruce McLaren for the Landscape Committee.

**Call to order:** Ken called the meeting to order at 7:01 p.m. and offered his warm welcome to everyone.

**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 James, seconded by Joe** the minutes of the Board Meetings dated November 10, 2015 and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru November 2015.** His report is attached for reference. On a motion by James, seconded by Bill the report was accepted. We have one Delinquent Account. We have three units in foreclosure but two of them are current in their assessments. On an inquiry by John Rimmel, Allen said he would be happy to meet and review our financial state of affairs in detail.

**Landscape Committee.** Bruce reported that mulch has been laid and look good, plants installed around the bases of the Crepe Mertels and new Crotons installed look good.

**The President's report followed.**

- Tom was instructed not to write any letters to owners unless he or the VP approves sending them. Owner complaints should be properly be made to the Board in writing (e-mail is fine addressed to the Board through the Property Manager who will ensure the Board is made aware of the complaint).
- Some of the Master issues are lake erosion, landscaping and a big undertaking by the Master regarding Comcast and alternatives like "Hotwire" and "Centurylink".
- Ken will look into preparing a roof replacement criteria that will become important in the years ahead because we are approaching the end of the useful life of our roofs (probably 25 years).

**Next meeting(s) :** The next Board meeting shall be held on January 12, 2015 as scheduled. The Annual Meeting will be March 8, 2016. There will be 3 positions open as Joe, James and Bill were elected in 2014 for a 2 year term ending at the 2016 Annual Meeting. Ken and Allen

were elected for a 2 year term in 2015 thus they continue as Directors until the 2017 Annual Meeting.

**Adjourn:** Joe made a motion to adjourn. Ken seconded the motion, and all other present Directors concurred.

The meeting was adjourned at 8:18 p.m.

Recording Secretary,

Tom Krieser, December 10, 2015