

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

**Date:** January 12, 2016

**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, Ability Management as Recording Secretary, and 5 other owners., including Bruce McLaren and Jocelyne LaRochelle of the Landscape Committee.

**Call to order:** Ken Paa called the meeting to order at 7:01 p.m. and offered his warm welcome to everyone and thanked the Board for their hard work.

**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 Bill** the minutes of the Board Meeting dated December 8, 2015, and previously circulated were unanimously approved.

**Allen then gave a short financial report.** The month end (December 31 2015) financial report was not yet available however Allen stated that we are under budget and we anticipate a small surplus of about \$2,000 for the year. Allen also mentioned that last month we actually had a surplus and not as reported (deficit).

**Landscape Committee.** Bruce spoke briefly that in some areas we have dying sod and the Committee will investigate the possibility of upgrading the kind of sod we are using.

**The President's report followed.** 1.)Lois Jones wrote a very nice thank you note to the Master about the Christmas decorations; 2.) Ken talked to the renters at 7030 about the garage door being left open. They said they did not know that was a problem and that they will fix it and keep the door closed. Tom, prior to writing the owner a letter in October, talked to the tenants at the end of June and explained that the garage door has to be closed and they were very nice and said that they will be closing it. Ken must be more persuasive than Tom was; 3.) On a motion by James, seconded by Joe, and unanimously approved, the Board authorized the shaping and trimming of about 43 trees along the wall with "Sterling" (also used by the Master) at \$2,900, work to be done late April, early May; 4.)Roof re-cleaning has been completed and a report is supposed to be sent by "Roof Treatment Inc." about the condition of our roofs; 5.) Bruce had his roof recently repaired by "Price Roofing" and had a very good experience with them; 6.) A discussion ensued about mailbox numbers. The ones supplied by Lykins are holding up much better than the most recent ones. The cost of \$10 per set is far too high so more work needs to be done; 7.)Mr. and Mrs. Bowman (6997) have submitted an ARC request for extending and enclosing their lanai. On a motion by James, seconded by Bill the request was unanimously

approved for forwarding to the Master's ARC Committee; 8.) Roof replacement criteria is still being worked on. From our point of view Walden Shores interest is only about aesthetics which must be uniform; 9.) There was a complaint about parking (7071/7073) that Ken said Beth Kirby on behalf of the Master handled very well; 10.) On a motion by Ken, seconded by James the Board unanimously approved rescinding two previous resolutions relating to limiting the number of rentals. These were in the minutes of the Board dated May 13, 2013 and January 14, 2014. These two resolutions having been rescinded are to be replaced with a new resolution on a motion by Bill, seconded by James and unanimously approved "be it resolved that our Documents be amended to limit the length of leases to 6 months" (Declaration, Article 10.2). It is understood that the leases can be renewed without having to pay a renewal fee.

**Next meeting:** The next Board meeting shall be held directly following the Annual Meeting March 8, 2016. There are no issues that requires a meeting in February.

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

The meeting was adjourned at 7:56 p.m.

Recording Secretary,

Tom Krieser

January 14, 2016