

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

**Date:** May 10, 2016

**Time:** 7:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, James Calamari, Joe Gardner, Bruce McLaren and Ken Paa

**Also Present:** Tom Krieser, Ability Management Company as Recording Secretary, and 8 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 thought the good turn-out was very welcome as the Season is coming to an end.

**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 Meeting dated March 8, 2016, and previously circulated were unanimously approved.

**Allen was then asked to present the Treasurer's report thru April 2016.** As he has been away and the April financials were not yet ready there was no "official" report however Allen stated that we are in very good financial position and well below our budgeted expenses with a probable surplus for the period of about \$8,000.

**Landscape Committee. Bruce and Jocelyne did not have any new projects to report on.** 2 trees were replaced and the tree trimming along the wall is nearly finished and looks good. Ken mentioned that he believed we will get about half of the sprinkler relocation cost (\$560 total cost) from the owner building the new home adjacent to Guiliani's (6928). Bruce also spoke about the sunshine committee having received 2 highly complementary thank you notes from owners to whom cards and flowers were sent during their period of illness. Ken then went on to say that we had a medical emergency where one of our residence fainted on the driveway and hit her head and would still be there had it not been for Maria and Max Wassef coming to the rescue. It is wonderful to see when neighbors are so dedicated and caring in looking out for one and other. Tom was asked to write a thank you letter to the Wassef's.

**ARC.** On a motion by Ken, seconded by Joe the application for 7066 to install hurricane shutters was unanimously approved as having "no objection".

**The President's report followed.** Ken briefly spoke about having requested "best offers" from Comcast, Light-stream and Hot-wire to get TV and internet service. Current contract with Comcast expires April 2018. Over the summer the Master will make a determination how to go forward. Lake erosion has been addressed, sod will be installed next week, and all should look

good by the fall. A new landscape project is under consideration by the Master along the side of the new development. As the Master ARC Ken said he will be joining the Committee. James pointed out that being on the ARC as a Board member maybe a conflict of interest but even more importantly if you have a quorum of Directors sitting on the ARC Committee it actually converts to a Master Board meeting and that is not right.

Ken then explained that over the past many years our Landscape Committee has done a marvelous job and our Community really shines as the best within Walden Oaks. Having said that we have reached a stage in our development where it's hard to visualize any other major undertakings but rather just routine plant/sod replacements and he would like a greater input from all owners to give feedback through Bruce who is willing to continue as Board liaison on landscape issues. A letter to all owners will be going out about this.

There was a short discussion about illegal parking on streets and blocking sidewalks with cars parked on driveways. James agreed to send to Ken county and state ordinance details about this issue as being "illegal".

There were no other comments or questions from either the Board members or owners.

**Next meeting:** The next Board meeting shall be held on October 11, 2016.

**Adjourn:** James made a motion to adjourn. Bruce seconded the motion, and motion was unanimously approved.

The meeting was adjourned at 7:41 p.m.

Recording Secretary,

Tom Krieser, CAM

May 11, 2016