

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

Date: October 11, 2016
Time: 7:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, James Calamari, and Ken Paa (Bruce and Joe sent their regrets)

Also Present: Tom Krieser, Ability Management Company as Recording Secretary, and 2 other owners.

Call to order: Ken Paa called the meeting to order at 7:02 p.m. and offered his warm welcome to everyone.

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 Ken the minutes of the Board Meeting dated May 10, 2016, and previously circulated were unanimously approved.

Allen was then asked to present the Treasurer's report thru September 2016. The report is attached and it shows us to be in good condition with a surplus of \$13,483. We expect to end the year with a surplus as well of about \$10,000. Allen also stated that he has reviewed the Budget (Draft #6 dated 10-08-16 and attached for reference) and that it has been circulated to the Directors. Regarding power washing of the driveways and gutters it was agreed that this year (2016) we will also power wash the roof gutters, eaves, downspouts and stucco walls but these later will not be done again till 2019. Tom mentioned that we are probably due for a re-treatment of our roofs in 2017 at a cost of \$15,000 by Advanced Roofing and we do have the Reserve Funds for this. A short discussion ensued about the CPA prepared compilation of our financial statements as of December 31, 2015. We paid \$1,125 to have this done and it is a simple restatement of our own financial statements. Copies were provided to the President, VP and the Treasurer. This will not have to be done for the next 3-4 years or even longer as long as each year the membership waives this requirement. On a motion by Allen, seconded by Jim and unanimously approved Tom was instructed to provide a Notice, Agenda and the proposed Budget to all owners for adoption at the next meeting of the Board, November 8, 2016. Allen also circulated a spreadsheet showing all current rentals at Walden Shores (also attached for reference).

Landscape issues. Bruce would like to have the holly trees trimmed (there are about 20 of them). This is a small project (about \$400) so this should be done. During the summer several projects were done (tree trimming, sod replacement, drainage issues etc.). There is a

drainage issue remaining at Allen's lot and an investigation as to what to do is ongoing. There is also a problem at 7078 where the ground at the back of the lanai is higher than the lanai itself.

The President's report followed. Ken briefly spoke about "best offers" from Comcast, Light-stream and Hot-wire to get TV and internet service. Current contract with Comcast expires April 2018. No decisions have yet been made.

There was a short discussion about illegal parking on streets and blocking sidewalks with cars parked on driveways. James did send to Ken county and state ordinance details about this issue as being "illegal". Lois Jones also raised the issue of open garage doors and lamented that attendance at these meetings is very disappointing and volunteered to distribute meeting notices and Agenda's to all owners. Tom agreed that he will provide 86 copies for distribution for the November meeting. All agreed that there is lack of a "community spirit" but that problem is definitely not unique to Walden Shores. Tom also agreed to prepare a short "summary" of rules and regulations for Walden Shores that could be distributed to all and especially to renters who simply might not be aware of our rules.

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

Next meeting: The next Board meeting shall be held on November 8, 2016.

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

The meeting was adjourned at 8:07 p.m.

Recording Secretary,

Tom Krieser, CAM

October 12, 2016 (Rev 01 10/14/2016)