

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

**Date:** January 10, 2017

**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 as Recording Secretary, and 2 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 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 Bruce** the minutes of the Board Meeting dated November 8, 2016, 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 nice surplus for the year. Allen gave an overview of our general financial situation which is good including healthy cash positions in our bank accounts. Allen also reiterated the need to follow the guidelines "Budget Control" adopted by the Board in 2011 with a resolution that was added in 2015.

**Landscape Issues.** Bruce spoke briefly that in some areas on the street side nearest to the wall the Bougainvilleas have some problems that need attention. He also said that holly trees were trimmed and these might be needing more frequent attention. Although not related to landscaping Bruce suggested an alert to owners to maintain their gutters that are often plugged up with dead leafs causing potential water leak issues in homes. This is the responsibility of the homeowner. It was agreed that Tom will prepare a draft e-mail concerning this topic and Allen will include a final version in the Walden Oaks "bulletin".

**The President's report followed.** Ken said a vote by the Master about cable is likely to be on the Agenda for the next meeting and its down to two possible finalists "Hotwire" and "Comcast". There is concern about noise from the Church's football field and if they could just redirect the speakers that are currently facing Walden Shores villas that would eliminate many complaints. James promised to talk to the audio "master" at the Church (because he knows him) to see if anything might be done. There is also an issue for the Master to handle, possibly through their Attorney, about certain street issues.

**Next meeting:** The next Board meeting shall be held directly following the Annual Meeting March 14, 2017. Ken and Allen are up for re-election as James, Joe and Bruce were elected in 2016 for a two year term.

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

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

Recording Secretary,

Tom Krieser

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