

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

Date: October 10, 2017

Time: 4:00 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 about other owners.

Call to order: Ken Paa called the meeting to order at 4:02 p.m. and offered his warm welcome to everyone and was happy with a reasonably good turn-out (last year at the October meeting we had 2 owners and in November 2016 6 owners then January 2017 2 owners).

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 Ken the minutes of the Board Meeting dated May 2, 2017, and October 3, 2017 and previously circulated were unanimously approved.

Tom gave a brief explanation that an emergency Board meeting was held October 3 to discuss an application to purchase 7013 Lone Oak that the Board denied because the husband of the applicant had a serious felony charge. The subsequent appeal by the homeowner was also denied because nothing has changed, the husband still has a serious felony charge.

Allen asked Tom to present a short financial report thru August 31, 2017. We had \$30,160 cash in our operating account and \$140,700 in our Reserve account. For the year we are so far \$8,600 in a surplus and we have no delinquencies. All good although IRMA's fury will eat into that surplus in September and October.

The President's report followed. The big point of discussion was IRMA clean-up. The Master is likely to end up with a bill for about \$152,000 plus hauling away costs from the roads at the front. There is likely going to be a Special Assessment up to \$600 per homeowner to be billed directly by the Master to homeowners.

On a motion by James, seconded by Ken and unanimously approved Tom was instructed to write a letter to homeowners explaining that renewals of leases is not automatic and that owners are obliged to request timely renewal and if they fail to do so a \$100 fee, that is normally waived if renewal is made on time, will no longer apply but will have to be paid. The motion was approved unanimously.

We received a nice acknowledgment letter from VITAS hospice care after they received our donation in memory of Joe LaRochelle.

On another sad note, Irene Bretzlaff passed away and her beneficiary for the home is her caregiver. We will have to figure out a way to get her approved as a resident.

Ken indicated all is progressing well with Comcast.

Bruce mentioned that plant an tree replacement will have to be made correcting IRMA's destructive force. But on the whole Walden Shores came through with "flying colors"!

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 14, 2017 at 4 pm.

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

The meeting was adjourned at 5:10 p.m.

Recording Secretary,

Tom Krieser, CAM

October 12, 2017