

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

**Date:** November 14, 2017  
**Time:** 4:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

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

**Also Present:** Tom Krieser, Ability Management Company as Recording Secretary, and 10 other owners.

**Call to order:** Ken Paa called the meeting to order at 4:00 p.m.

**Certifying Quorum for Directors.** A quorum was established.

**Proof of Notice:** Notice of the meeting and Agenda was posted, and mailed to all owners together with the draft 3, dated 10-30-17 of the 2018 proposed Budget in accordance with Florida Statutes, and our Documents.

**On a motion by Allen, seconded by Joe** the minutes of the Board Meeting dated October 10, 2017, and previously circulated were unanimously approved.

**Allen then presented the Treasurer's report thru October 2017.** His report is attached. We expect a budget surplus of about \$4,000 for 2017. Because petty cash has now been nearly exhausted he requested that the board approves a replenishment. On a motion by Joe, seconded by Ken and unanimously approved \$327.96 was to be transferred to petty cash which would result in \$350 being available. Allen concluded his report by stating that we are in good financial position.

**Budget 2018.** Allen said that using the predicted 2017 surplus plus about \$12,500 of previous surpluses allows us to balance the 2018 Budget. He then pointed out that Master is proposing to collect their own fees something that should have been done from day one because that is how the Documents are written. If this arrangement is approved by the Master at their upcoming meeting (November 16) the Master fees will be \$392.04 and Walden Shores fees will be \$325 (as shown on DRAFT 3 of the proposed Budget circulated to all owners). This totals \$717.04 compared to last year's \$625. The \$92.04 increase is mainly due to Comcast which actually results in a saving for owners because most owners have been paying a much higher number to have internet, telephone, HD and multiple channel availability that we now have. As for Walden Shores fees at \$325 proposed, he pointed out that this amount is actually less than owners were paying in many of the past years.

**Ken asked if there were any questions or comments concerning the proposed 2017 Budget.** Bruce noted that the proposed Budget does not seem to have sufficient funds to replace trees damaged by IRMA. Tom pointed out that in addition to the 2018 landscape related budget we also have a \$10,000 Reserve fund available for landscaping which can be used to

supplement the operating budget. There were no questions or comments from other Board members or owners.

**On a motion by Ken, seconded by Bruce and unanimously approved the Budget ("Proposed Budget 2018" draft 3 and dated 10-30-17) setting assessments at \$325 per quarter for 2018 was adopted for Walden Shores. In the event that the Master will not collect their own fees, it is understood and agreed that the Adopted Budget assessment would then be \$717.04 including the Master portion.**

**Landscape Committee.** Bruce and Jocelyn presented a request for \$2,405 (Juarez quote minus the first two items that are for the account of the Master) to take down and stump grind trees. Bruce pointed out that this is not covering all that needs to be done and that was understood. On a motion by Allen and seconded by Joe \$2,405 was unanimously authorized.

**Ken reported on Master issues** and said that all is going well with Comcast. He also confirmed that a Special Assessment of \$800 from the Master is required for the clean-up of debris after IRMA. Garry Parrish asked why did Walden Oaks pay a private contractor to remove storm debris when FEMA is doing it for free. This is a question for the Master Board but basically the biggest portion of the expense was not hauling the debris away but rather cutting down trees and other storm debris and lining up from several Associations along the front lake area. Many of our streets were almost impassable after the storm.

**There were no other issues. Owners expressed their thanks to the Board and Ken wished everyone Happy Thanksgiving.**

**Next meeting:** The next Board meeting shall be held on December 14, 2017. Tom said he could not commit due to a conflict as he thought our next meeting will not be till January.

**Adjourn:** Joe made a motion to adjourn. Ken seconded the motion, and motion was approved. The meeting was adjourned at 5:08 p.m.

Recording Secretary,

Tom Krieser, CAM

November 15, 2017