

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

Date: January 9, 2018

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 as Recording Secretary, and 4 other owners.

Call to order: Ken Paa called the meeting to order at 4:00 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 Joe, seconded by James the minutes of the Board Meeting dated December 12, 2017, and previously circulated were unanimously approved.

Allen then gave a short financial report. The month end (December 31 2017) 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.

Landscape Issues. Bruce, Ken and Jocelyn has done a lot of work to identify trees that need to be replaced as a result of damages from IRMA. Ken especially thanked Bruce for the countless hours he has spent visiting nurseries, talking to landscapers and to arrive at some conclusions as to what we need to do. There are about 11 trees that we need to purchase, install and maintain. A summary of the findings from 6 sources is attached and was circulated by Ken in an e-mail dated January 8 2018. After due discussion Bruce made a motion, seconded by James and unanimously approved that we approach Four Seasons to see if a deal can be worked out that would satisfy our requirements for quality trees that we would pick. The cost of this project is about \$3,000. A lengthy discussion also followed about the oak and tall palm trees along the wall which potentially create a safety hazard. The Board will solicit bids to have the palms removed (not to be replaced) and oak trees trimmed back away from the power lines and homes.

The President's report followed. Ken said the Master is unhappy with Brimmers and looking for alternatives. A police report has been filed due to vandalism with holes cut in our fence permitting easy access to our Community.

New Business. Bruce requested some roof specs be prepared. Tom will issue a very short statement that details our position for roof replacement. Obviously both owners of each villa must agree to do the replacement at the same time. Color and tile shape must come as close as possible to existing and ARC approval must be obtained before any work is undertaken. There then followed a discussion about restricting investor owners and it was decided that an amendment to our Documents be made for the 2018 annual meeting requiring new owners to commit NOT tenting after CLOSE for 3 years and to include credit checks for new owners prior to granting approval. A proposed letter to Mrs. Plazas (6937) was approved however the letter should include a question of who is residing in that unit as it appears that Mrs. Plazas is not there however the unit is occupied by we do not know who!

Next meeting: The next Board meeting shall be held directly following the Annual Meeting March 14, 2018.

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

The meeting was adjourned at 5:28 p.m.

Recording Secretary,

Tom Krieser

January 10, 2018