

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

**Date:** May 8, 2018

**Time:** 4:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, James Calamari, Herb Diabo, Bruce McLaren and Ken Paa

**Also Present:** Tom Krieser, Ability Management as Recording Secretary, and several owners .

**Call to order:** Ken Paa called the meeting to order at 4:00 p.m. and offered his warm welcome to everyone.

**Certifying Quorum for Directors.** A full quorum of Directors 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 March 14, 2018, and previously circulated were unanimously approved. The Annual Meeting minutes were also unanimously approved by the Board (has to be approved by members at the next Members Meeting) on a motion by Ken seconded by James.

**Allen presented a short financial report thru March 2018.** We are slightly over budget for the first quarter but don't anticipate any problems for the year as a whole. Allen's report is attached for reference..

**Landscape Committee.** Bruce said there are a few issues like sod, shrubs but these can be handled out of the normal landscaping budget. A big expense is trimming of oak's and the bids we have ranged from about \$6,000 to \$12,000. The low bidder does not have the right credentials so Ken is recommending we go with the second lowest price ("Sterling") at \$7,350. Tom confirmed that we have all the updated licensing and insurance information for this vendor that has done good work in the past for us. On a motion by James, seconded by Herb and unanimously approved the tree trimming project is to be awarded to Sterling at \$7,350 and then funds are to come out of tree trimming and special projects. This will cause these accounts to be over budget but we hope to be able to absorb the negative as we progress in the year. If not, at the end of the year we can always dip into the contingency account or even our plant replacement Reserve account, which is currently fully funded at \$10,000. The Board also decided that we will not touch the palms but re-visit this in the fall.

**Walden Shores issues:** The first order of business was to approve re-roofing of 6960 and 6940 which has already been approved by the ARC. On a motion by Ken seconded by James this was unanimously approved. Next roof cleaning was discussed. The last time we had these done was January 2016 so its time for the 2 year re-treatment to prevent build up of algae, mold or mildew. Advanced Roofing, our contractor will do this later in May. The retreatment was

approved on a motion by Ken, seconded by Herb with James abstaining (4-1). Tom will emphasize to the Contractor that walking on roofs must be minimized. There followed a discussion about some plants in front of kitchen windows (Jasmine) that some folks are unhappy with. The summer Directors (James, Herb and Allen) were asked to make some recommendations for the fall meeting about replacing them with what? A long discussion ensued about owners not renewing their leases in a timely manner. Allen circulated a list of such owners identifying 6 villas with expired leases (7078, 6998, 7018, 7001 and 7075) and this list was double checked with Paige at Ability. The Property Manager was mandated to write letters similar to the one previously sent to Mabel Plazas. Additionally a letter also needs to be sent to 7030 with dangling coach light on the garage that looks trashy. On this point it was agreed that over the summer a walk-through of all villas should be made identifying problems like coach lights, loose gutters and other possible areas of disrepair. Finally a long discussion ensued about roof problems and the way our Documents are written about "party walls and party roofs". It clearly states that any cost of repairs and/or replacement shall be shared equally by both sides regardless which side has the problem except for negligence. There are very specific legal rules that deals with these issues.

**The President's report followed.** Ken said that the amendment prohibiting new owners from renting for 3 years after they purchase a unit has now been signed and will be going to the county for recording. On Walden Oaks issues Ken gave an update on various activities. Ken was asked to bring up the matter of basketball hoops so that kids could have a place to play rather than on our streets, at the next Master meeting.

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

**Next meeting:** The next Board meeting shall be held on October 19, 2018 and we will be held at 4 pm.

**Adjourn:** Ken wished all a good summer. James made a motion to adjourn. Bruce seconded the motion, and motion was unanimously approved.

The meeting was adjourned at 5:35 p.m.

Recording Secretary,

Tom Krieser, CAM

May 9, 2018